

98 Lower Road, Fetcham, Surrey
KT22 9NG

£925,000 Freehold

Directions

From our office in Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along for approximately 3/4 mile and the property can be found just after Ashwood Park on your left hand side.

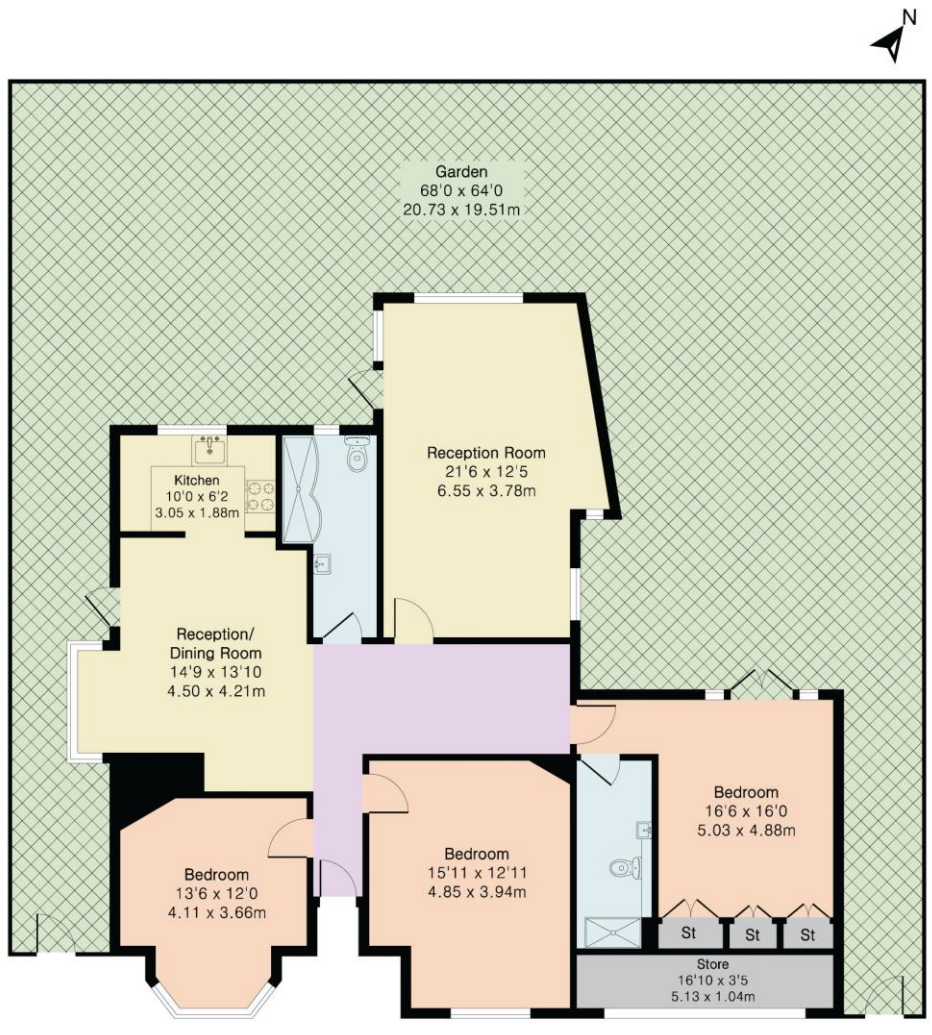
Local Authority

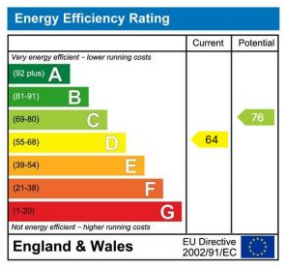
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F





Approximate Gross Internal Area 1480 sq ft - 137 sq m





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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A newly refurbished 3 bedroom detached bungalow set on a mature one quarter acre plot (0.23 acres) with the additional benefit of planning permission (MO/2024/1409) to create a 2975sqft two storey family home. NO ONWARD CHAIN.



THE PROPERTY

The current owners have in the last 2 months undertaken a comprehensive programme of modernisation and redecoration enabling this desirable residence to now provide superbly appointed accommodation with a light, bright and contemporary feel. The principle accommodation now consists of 3 well proportioned double bedrooms master with ensuite shower room, a modern family shower room, a spacious open plan sitting room with a lovely open plan kitchen/breakfast room fitted with a comprehensive range of contemporary shaker style units and integrated appliances. In addition a new boiler, consumer unit and new flooring have been added to complete an excellent specification. The property itself is approached via a large driveway providing ample parking for several vehicles together with a 3.5ft deep garage for storage. To the rear there is then an excellent size garden being extensively laid to lawn offering a high degree of privacy and giving further potential to extend subject to the usual planning consents. In total the garden extends to 78ft x 66ft (23m x 20m).





SITUATION

The property is well positioned for both Fetcham and Bookham village centres both offering excellent amenities to include supermarkets, post offices, Doctors & Dentist surgeries and number of other independent retailers. Also close by are excellent schools both in the state and private sector. A more comprehensive range of amenities can be found at Leatherhead town centre to include the Swan Shopping centre, Theatre, Waitrose and Nuffield private health club. The M25 and A3 are easily accessible giving good motorway access to both Gatwick and Heathrow airports. Leatherhead train station is 1.8 miles away and provides a commuter service into London Waterloo, Victoria and London Bridge.











