



SUPERB FAMILY HOME IN POPULAR ROAD

7 GATESDEN ROAD, FETCHAM, SURREY, KT22 9QW

Freehold



Kitchen/dining/living • 2 receptions • 6 bedrooms (3 en suite) • 4 bathrooms • Guest cloakroom • Separate Studio/Annexe • Garage • Southerly facing garden

Local information

Located in the heart of Fetcham and within easy reach of Cobham and Leatherhead with its excellent array of leisure amenities including the Nuffield Fitness Centre and Leatherhead Leisure Centre along with a good rail service to London.

Fetcham and Bookham villages are also close by.

There is a good choice of local schooling in the area including Downsends, St John's, City of London Freemans, Therfield in Leatherhead, Manor House in Bookham and Reed's in Cobham.

The M25 and A3 are close by providing routes to London and the coast and links to Gatwick and Heathrow airports.

About this property

A superb detached family home, beautifully presented and recently extended and refurbished. The property is finished to a very high standard and arranged over three floors, with the advantage of a separate annexe/studio to the rear. Our clients are also offering the house to the market with no onward chain and will be including all kitchen appliances and window coverings.

Features of note include underfloor heating to the ground floor, electric underfloor heating to all the bathrooms, Sonos sound system including external speakers on the patio.

The impressive kitchen/dining/

living room incorporates a comprehensive range of integrated appliances, together with a central island, stone work surfaces and tiled floor. There is a feature fire place with cosy wood burning stove and bi fold doors lead on to the terrace, making this a fabulous space in which to entertain. Off the kitchen is a useful utility room. A family room, dining room and guest cloakroom complete the downstairs accommodation.

Upstairs provides the master bedroom with Juliette balcony overlooking the garden and luxury en suite bathroom and a wall of built-in wardrobes. There is also a guest suite, three double bedrooms and a family bathroom with freestanding bath and a shower. The second floor comprises a further guest suite with en suite shower.

The self-contained annexe/studio is finished to the same standard as the rest of the property and comprises a living room with kitchenette and a separate bedroom with en suite shower. There is underfloor heating and double glazing.

Outside, the rear garden is south facing and is mainly laid to lawn with borders and a terrace. To the property has a resin bonded driveway providing ample parking and access to the garage.

Tenure

Freehold

EPC rating = B

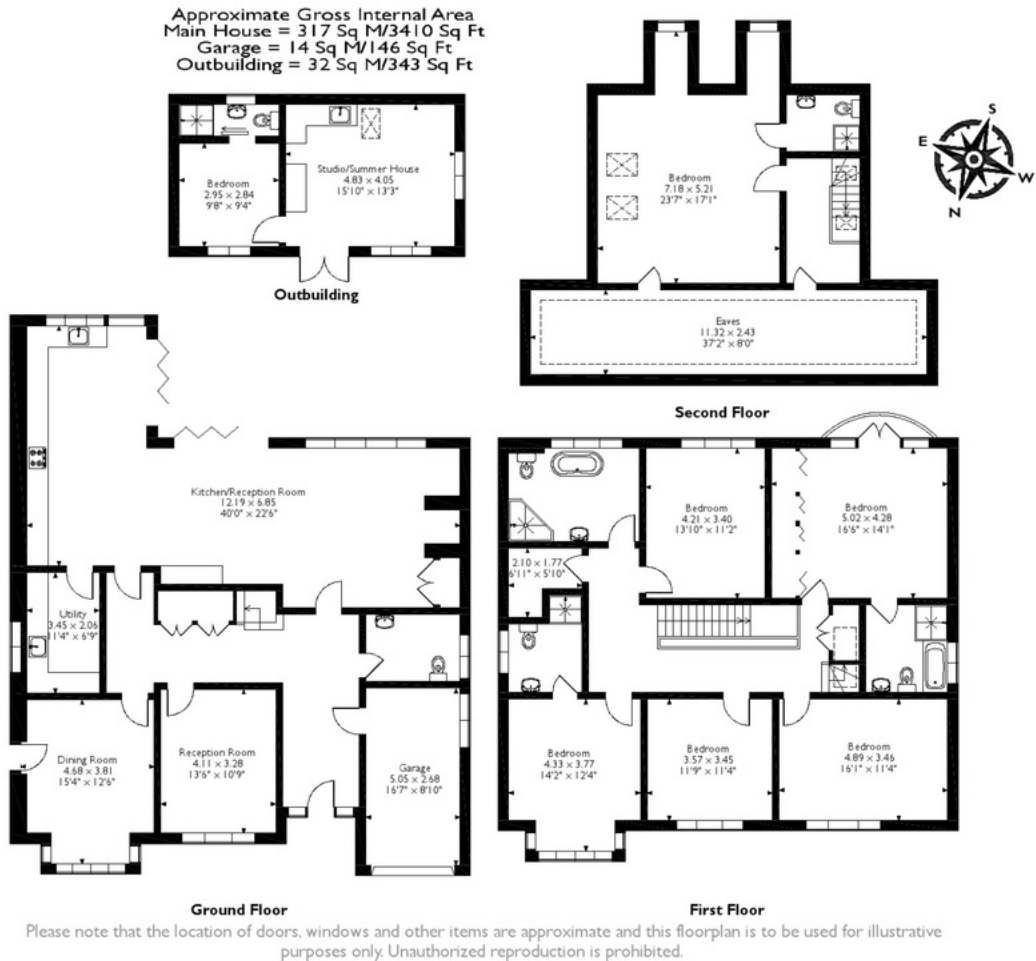






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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