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Humphrey Close, Fetcham, Leatherhead, KT22

Offers Over £1,000,000

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This spacious and beautifully presented four-bedroom detached chalet bungalow features expansive rear gardens, and is located in a quiet cul-de-sac in the sought-after village of Fetcham.

Upon entering, you're greeted by a spacious hallway with built-in storage. To the left is a large, lounge with ample space for furniture and a bay window that fills the room with natural light. On the right, there's a double bedroom, also featuring a bay window. The first of two bathrooms is generously sized, offering a three-piece suite with a shower cubicle, WC, and washbasin.

Continuing down the hall, you'll find a large study and a bright, double-aspect bedroom with double doors leading to the large patio and rear garden. The showstopper downstairs is the newly extended vast triple aspect family room which offers kitchen/living and dining space. The room is surrounded by views of the garden and multiple double doors leading out to the garden and patio.

Upstairs hosts two more spacious bedrooms and a second family bathroom. The master bedroom includes built-in wardrobes and three large windows that flood the space with light.

Outside, the property offers an expansive rear garden with a large lawn, well-kept borders, a paved seating area, and three garden sheds. At the front, there is a private driveway with parking for several cars and side access, with potential for a garage (subject to planning permission).

Fetcham village offers a wealth of local schools, both state and independent. The village provides a range of local shops, while nearby Leatherhead offers more extensive shopping options, including the Swan Shopping Centre, a theatre, library, Waitrose, and a Nuffield Health gym.

Cobham village, located about 3.5 miles away, features an excellent selection of boutique shops, cafés, and well-known restaurants such as The Ivy, Coppa Club, and Grappelli. With easy access to Cobham and Leatherhead mainline railway stations, residents enjoy convenient services to London Waterloo and Victoria. The property has close proximity to the M25, Gatwick and Heathrow airports.



Humphrey Close, Fetcham, Leatherhead, KT22 9PZ

Approximate Gross Internal Area = 215.7 sq m / 2322 sq ft
 Office = 7.5 sq m / 81 sq ft
 Total = 223.2 sq m / 2403 sq ft

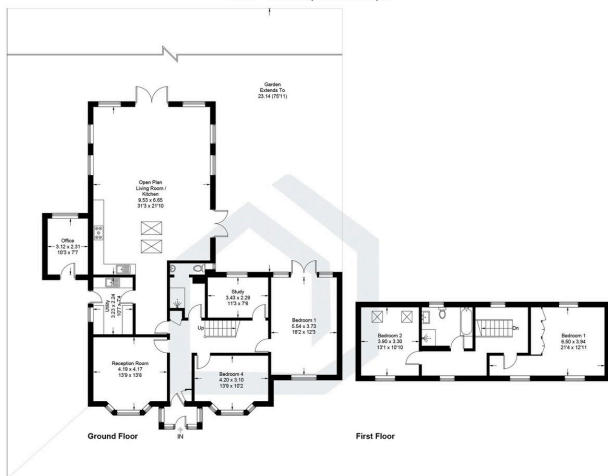


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126057)

- Detached house in quiet cul-de-sac
- Amazing triple aspect open plan family room
- Off street parking for several cars
- Multiple reception spaces
- Easy access to Bookham and Leatherhead train stations
- Four double bedrooms, two bathrooms
- Substantial & mature garden backing onto woodland
- Engineered hard wood flooring
- Short walk to shops, Fetcham village and Bookham common
- Close to excellent state and independent schools



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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