



44 Nutcroft Grove, Leatherhead, KT22 9LA
Guide price £580,000



OFFERED WITH NO ONWARD CHAIN, a charming semi-detached chalet style bungalow, detailing flexible accommodation throughout, whilst having the potential to extend and improve further (stpp).

Nestled in a quiet backwater in Fetcham, Surrey, the ground floor footprint includes an enclosed entrance porch, good size hallway with fitted storage, two well proportioned double bedrooms, a modern fitted shower room with natural light, a separate toilet, a great size living room, which opens on to a formal dining space and garden room, then finally through to a contemporary fitted kitchen with separate utility room. The space to the rear of the home could be developed further (stpp), if your preference was for an open plan kitchen/dining/family space.

The first floor loft space has been converted to provide another great size double bedroom with abundant storage space in the eaves. The conversion however, has not been maximised to it's full potential, therefore, there are options to add further value by extending the space (stpp).

The rear garden is a true joy and includes a paved patio seating area, a good section of lawn, a raised deck, currently supporting a hot tub, space for a shed and side access to the garage. There is also secure, gated access to the side of the dwelling, where you can access the garage from the front and there is a shared driveway which leads to the front, where this is a massive driveway, with off road parking for multiple vehicles.

The residence is well located, close to the shops in Fetcham Village and in



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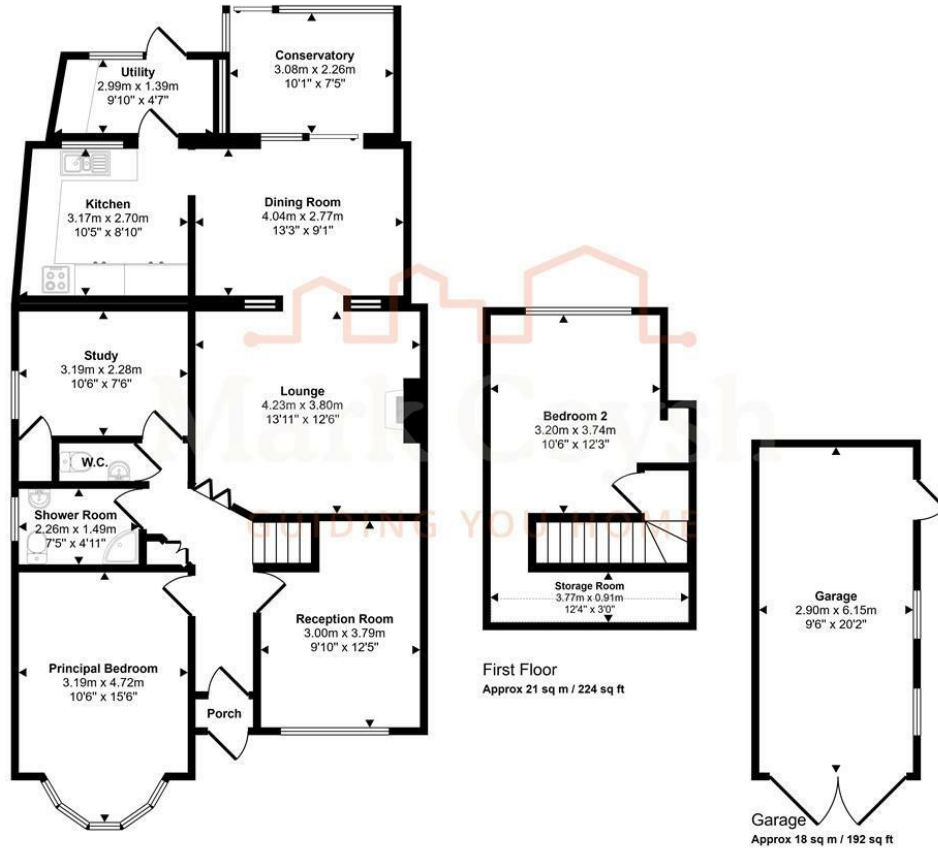
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GUIDING YOU HOME



comfortable reach from the mainline stations at Leatherhead, Bookham and Effingham Junction. The area is renowned for excellent schooling, including Fetcham Village Infant and Pre-School, Oakfield Junior School and Eastwick to name a few. Further choice of schooling can be found in Leatherhead. Junction 9 of the M25 is a short car drive away, linking to Gatwick and Heathrow Airports, London and the coast.



Approx Gross Internal Area
137 sq m / 1473 sq ft



Ground Floor
Approx 98 sq m / 1057 sq ft

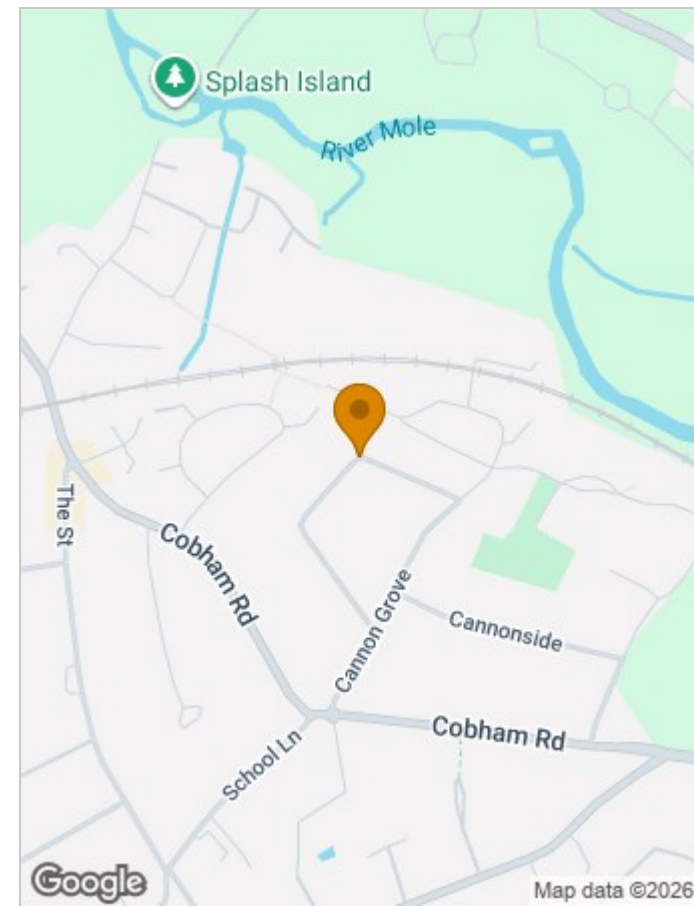
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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