



**16 Badingham Drive, Fetcham,
Surrey, KT22 9ES**

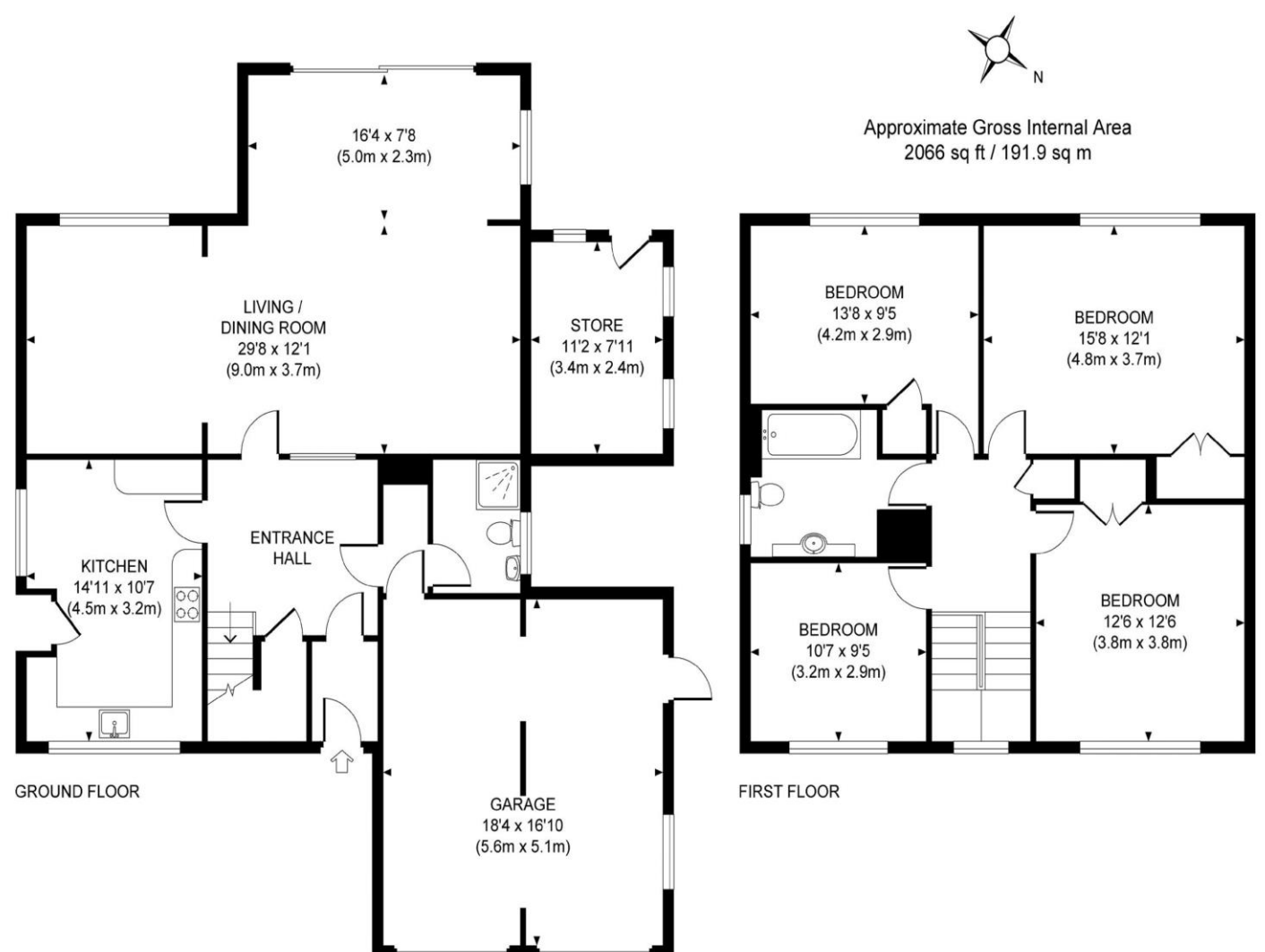
£899,950 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along until you come to a roundabout at which point go straight over taking the 2nd turning on your right hand side into Badingham Drive. Follow the road round to your left hand side and number 16 can be found on your right.

Local Authority

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



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	80 C

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A well proportioned 4 bedroom detached home offering good potential to further enlarge, subject to the usual planning consents, situated in the highly regarded Badingham Drive Private Estate. 'NO ONWARD CHAIN'

THE PROPERTY

Originally constructed in the 1960s this popular style of property provides the following accommodation. A fully enclosed entrance vestibule, entrance hall, ground floor shower room, L-shaped living room/dining room with sliding patio doors opening out onto the well maintained rear garden, kitchen with a good range of matching eye and base level units together with ample work surfaces. To the first floor there are 4 bedrooms, 3 with built in wardrobes and a family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to the attached double garage. Side gated access then leads to the rear garden providing a good expanse of lawn screened by mature trees, this in turn leads to the side garden offering good width to the property, again being extensively laid to lawn.



SITUATION

The property is located in the sought after Badingham Drive private estate just under half a mile from Fetcham village centre which provides a range of local shops including a supermarket and a number of other independent retailers. The larger town centre of Leatherhead is just over a mile away and gives a more comprehensive range of amenities including the Swan shopping centre, multi user leisure centre and private health club. Leatherhead train station provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are also excellent schools in the area both in the state and private sector.

