



**patrick
gardner**
RESIDENTIAL



53 Oswald Close, Fetcham, Leatherhead, Surrey KT22 9UA

Offers in the Region Of £350,000 Freehold

53 Oswald Close, Fetcham, Leatherhead, Surrey, KT22 9UA



- TWO BEDROOM HOUSE (716 SQ.FT. INC. GARAGE)
- MODERN KITCHEN
- LIVING/DINING ROOM
- MODERN BATHROOM
- DOUBLE GLAZING AND MODERN BOILER
- SOUTH WEST FACING GARDEN
- LOVELY ORDER THROUGHOUT
- GARAGE
- CLOSE TO SCHOOLS AND FETCHAM VILLAGE
- EASILY MAINTAINED GARDEN

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The Property

A beautifully presented two bedroom house with garage situated in a quiet residential road which has been tastefully decorated and stylishly modernised to create light, modern and comfortable living throughout.

The rear garden has been landscaped with a decking area and low maintenance green area and enjoys a south westerly aspect.

Features include fitted kitchen with built in oven and hob, spacious lounge/dining area, gas central heating, double glazing and modern white bathroom suite.

EPC **D** & Council Tax Band **D**

Situation

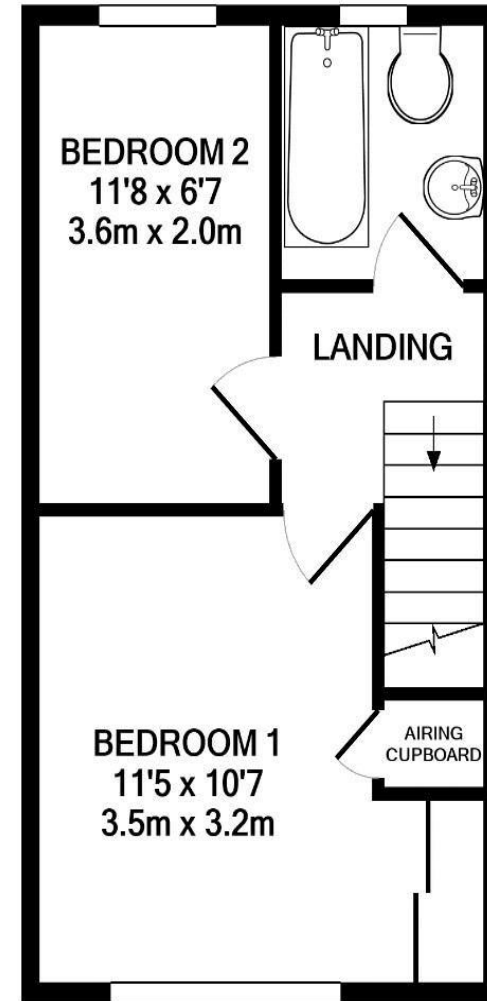
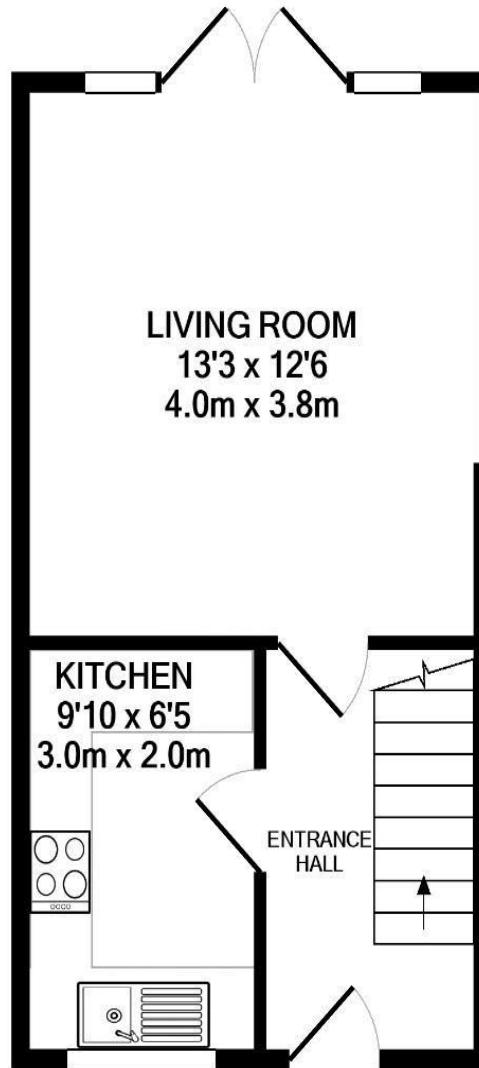
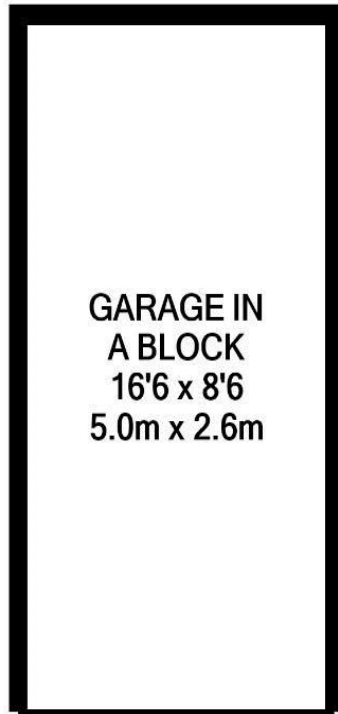
The property is located about 10 minutes walk from Fetcham village shops, post office and a Sainsbury's Local. Leatherhead town centre is within a mile and a half of the property offering a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, Waitrose Local theatre and main line railway station with services to London Waterloo and Victoria.

Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach. The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Leisure facilities include the private Nuffield Health centre in Leatherhead town and leisure centre at Fetcham Grove. There is a wide range of private and state schools in the area serving all ages.

PGL3061







TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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