



**Jackie Quinn**  
estate agents

**Anderlecht The Ballands North, Fetcham**

Guide Price **£925,000**



Originally constructed in the 1960s, this detached chalet bungalow occupies a generous plot at the head of a quiet and popular cul-de-sac in Fetcham. With excellent potential to update and extend STPP.

The accommodation extends to 1,141 sq ft and is well proportioned throughout. There are two reception rooms and a kitchen leading directly out to the garden. Of the three bedrooms, one is on the ground floor with an adjacent bathroom, with two further bedrooms and a second bathroom on the first floor. The layout is a genuinely flexible one, lending itself equally to families, downsizers and those needing accommodation on a single level, and the chalet design offers clear potential to extend into the eaves or to the side and rear, subject to the usual consents.

Outside, a private driveway provides parking for several vehicles and leads to a double garage, set behind a mature front garden. The frontage is unusually large for the road and offers real potential, including the possibility of a further dwelling, subject to the usual consents. The rear garden is mature and private, with a paved seating area, an established fish pond and a separate workshop suited to use as a home office, studio or gym.

Fetcham is a well-regarded village on the edge of the Surrey Hills, with village shops and a Sainsbury's within a short walk and Leatherhead town centre close by. Fetcham Village Infant School and Oakfield Junior School are both within a few minutes on foot, with Therfield School and the independent St John's School a little over a mile away. Leatherhead station is just under a mile from the property, with regular direct services to London Waterloo from around 45 minutes, and the M25 (Junction 9) is a short drive.

Council Tax band: F

Tenure: Freehold

- Scope to update















## Jackie Quinn Estate Agents

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