



Nutcroft Grove, Fetcham

The PERSONAL Agent

# Offers In Excess Of £700,000 Freehold

- Three spacious double bedrooms throughout
- Fully refurbished and extended bungalow
- 22ft principal suite with Juliette balcony
- Stylish ensuite with contemporary finishes
- Sleek modern kitchen plus utility room
- Bright 18ft living room with garden access
- Oversized 19ft garage and large driveway
- 85ft South Easterly facing rear garden
- Quiet road near Fetcham village and schools
- Excellent links to London and motorways

Nestled on a highly sought after residential road just a short stroll from the heart of Fetcham village, this beautifully presented three double bedroom link detached bungalow offers an exceptional opportunity for discerning buyers.

The property has been the subject of a comprehensive refurbishment and extension by the current owners, resulting in a turnkey, contemporary home that effortlessly blends style with functionality. Whether you're a growing family or looking to downsize without compromise, this flexible and spacious residence is sure to impress.

Offering approximately 1,975 sq ft of accommodation, the home boasts a carefully considered layout designed for modern living. The impressive 22ft x 18ft principal bedroom is a true highlight, featuring a luxurious ensuite bathroom and a Juliette balcony that enjoys a Southerly outlook, perfect for morning sun and serene views.



Two further generously proportioned double bedrooms are served by a sleek 'four piece' family bathroom, offering both comfort and convenience for residents and guests alike.

The heart of the home is undoubtedly the stylish, fully fitted kitchen, which showcases modern design and high spec appliances. A matching utility room provides additional practicality, keeping day to day chores tucked away from the main living space. The expansive 18ft living room is ideal for entertaining or relaxing, with doors leading directly out to the garden and inviting in an abundance of natural light.

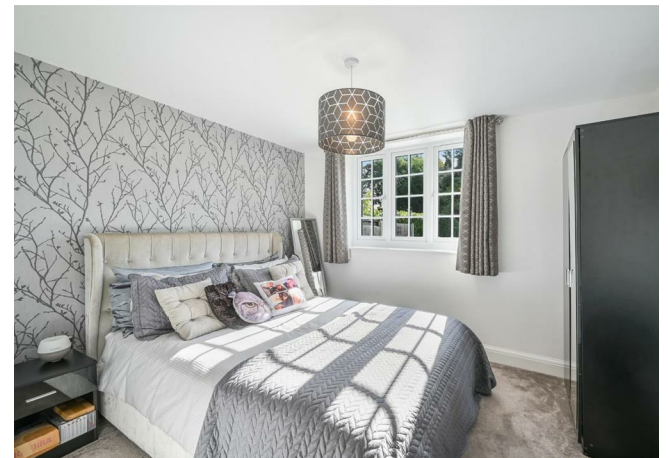
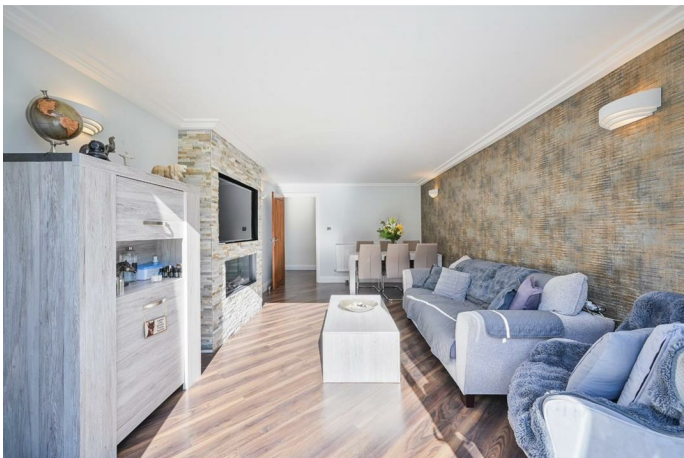
Externally, the property continues to impress with an 85ft South Easterly facing rear garden, offering ample space for outdoor dining, gardening, or simply enjoying the sunshine. To the front, an oversized 19ft garage and large private driveway provide generous parking and storage options, ideal for multi car households or those needing extra space.

The location is second to none, positioned conveniently between

Fetcham and Leatherhead. Residents will benefit from close proximity to highly regarded local schools, village shops, and the more extensive retail and leisure amenities of Leatherhead, including the Swan Shopping Centre, Nuffield Health Gym, and a local theatre. Fetcham Grove leisure centre is also nearby, providing a range of facilities for all ages.

For commuters, transport links are excellent. Both Leatherhead and Cobham railway stations offer fast and frequent services into London Waterloo, Victoria, and London Bridge. Junction 9 of the M25 is easily accessible, while both Heathrow and Gatwick airports are within reach for international travel. Surrounded by beautiful countryside and close to National Trust land, this exceptional home offers the perfect balance of rural charm and urban convenience.

Tenure: Freehold  
Council tax band: E



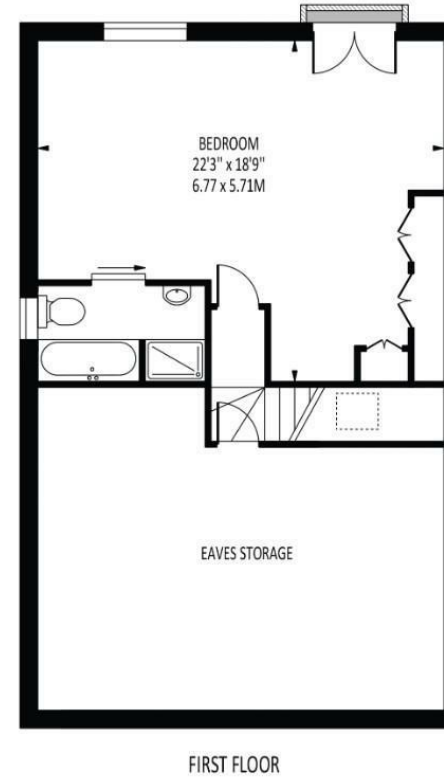
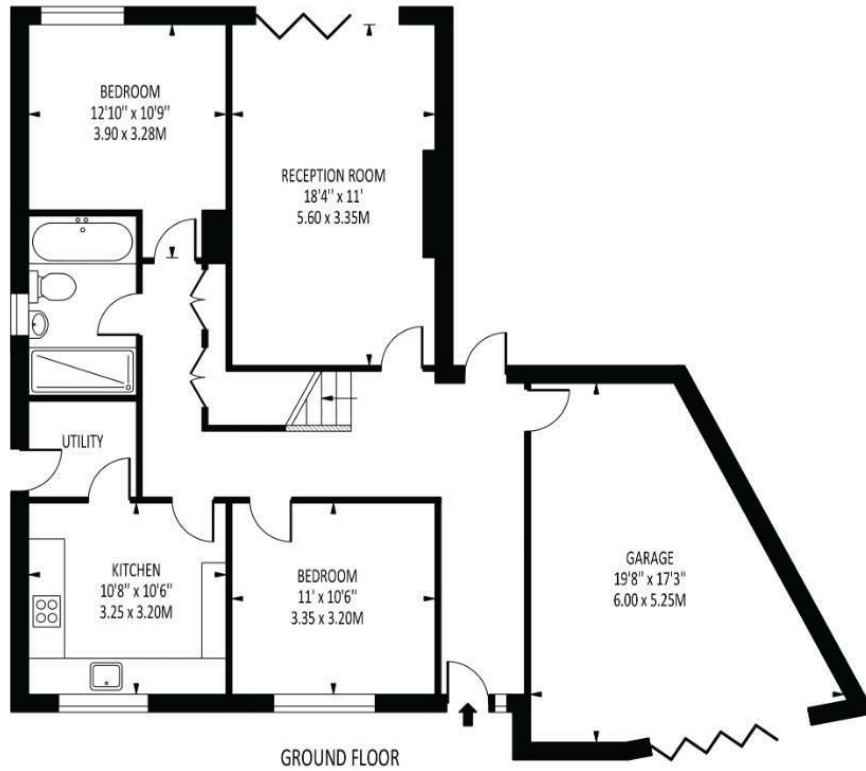


The **PERSONAL** Agent



### Nutcroft Grove

Total Area: 1975 SQ FT • 183.46 SQ M  
 (Including Garage & Eaves Storage)  
 Garage Area : 246 SQ FT • 22.82 SQ M  
 Eaves Storage Area : 352 SQ FT • 32.72 SQ M



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			
		61	81
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**EPSOM OFFICE**

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



The **PERSONAL** Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



Tamirgh  
100