



31 Hilley Field Lane, Fetcham, KT22 9UP  
£2,300 Per Calendar Month

**SITUATION AND DESCRIPTION**

Three bedroom family home set in a quiet, popular residential location close to local shops and just over a mile from Bookham Station. The property is offered in good decorative condition throughout. Available mid April.

**ENTRANCE**

Front door to hallway with stairs up and under-stairs storage cupboard.

**LIVING ROOM**

13'5" x 11'0" (4.11m x 3.36m)  
Bay window, carpeted. Sliding doors through to:

**KITCHEN/DINING ROOM**

16'9" x 9'9" (5.13m x 2.99m)  
Dining area with space for

table and glass panel door to rear garden. Open to kitchen with range of wall and base units and worktop over.

Integrated oven and gas hob, integrated dishwasher, Surface mounted stainless steel sink with mixer tap over.

**STAIRS UP**

Carpeted

**BEDROOM ONE**

11'10" x 10'7" (3.61m x 3.25m)

**BEDROOM TWO**

10'5" x 9'10" (3.20m x 3.00m)

**BEDROOM THREE**

7'7" x 5'11" (2.32m x 1.82m)

**BATHROOM**

Rear aspect with tile enclosed bath with shower over, pedestal wash hand basin and low level W.C.

**GARAGE**

16'5" x 8'6" (5.01m x 2.61m)  
With light and heat and manual up and over door.

**UTILITY ROOM**

7'7" x 6'1" (2.32m x 1.86m)  
External room housing washing machine and tumble dryer, with wooden worktop over and Belfast sink.

**REAR GARDEN**

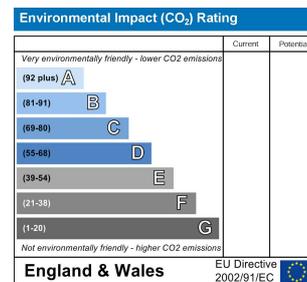
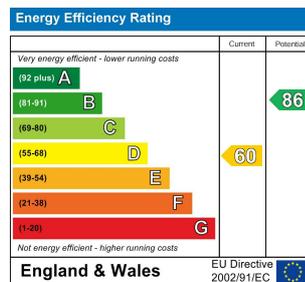
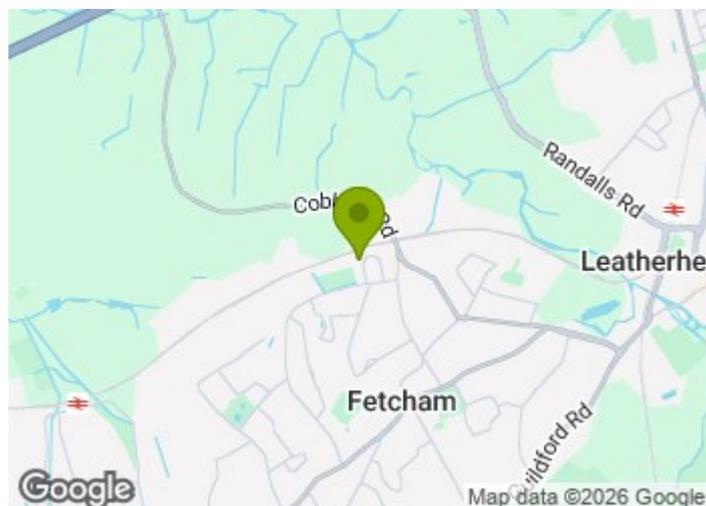
Laid mostly to lawn with large decking area and mature borders. Storage shed.

**FRONT GARDEN**

Lawn area and gravel driveway with parking for two cars.

**COUNCIL TAX**

Band E - £3,066.04 (2026/27)

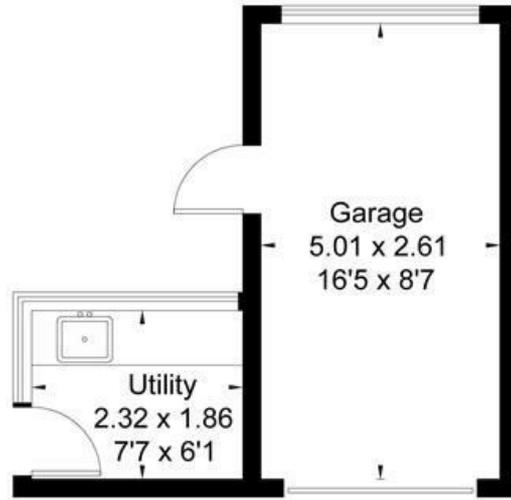




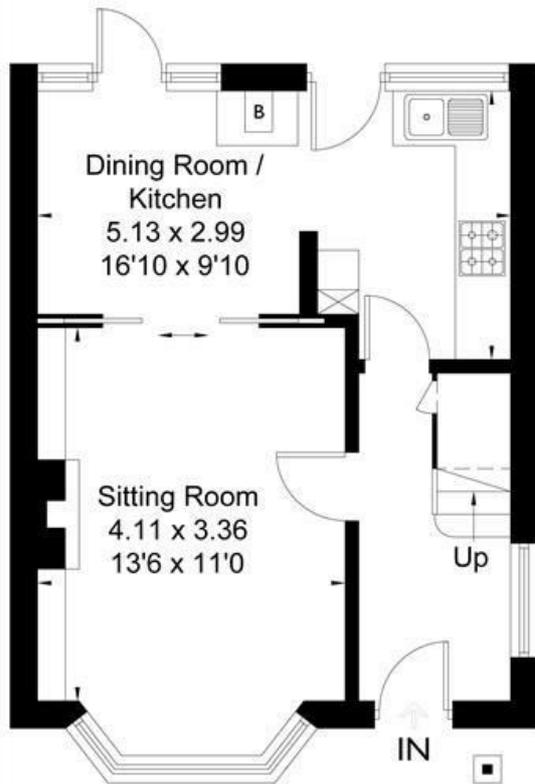
Approximate Floor Area = 70.6 sq m / 760 sq ft  
 Garage = 13 sq m / 140 sq ft  
 Utility = 4.3 sq m / 46 sq ft  
 Total = 87.9 sq m / 946 sq ft



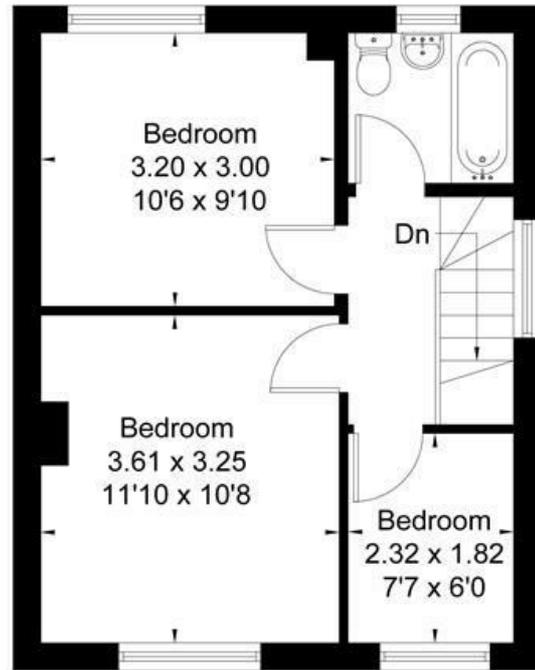
 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 290632