



3 The Green Fetcham, Surrey KT22 9XE **£2,950 PCM Unfurnished**

PROPERTY DESCRIPTION

Freshly decorated detached family home situated in a much sought after residential area of Fetcham and within two miles of Leatherhead mainline railway station with services to Victoria and Waterloo. The accommodation comprises; entrance hall; kitchen/breakfast room with appliances and door to the garden and access to the garage; cloakroom/wc; double aspect living room with decorative fireplace and door to the garden; master bedroom with built in wardrobes and en-suite shower room; two further bedrooms; family bathroom with shower over the bath; pretty enclosed rear garden; front garden; double length garage and driveway parking for one car; gas central heating; EPC rating D/66. Council tax band F. Deposit £3403.

PROPERTY FEATURES

- Detached family home
- Dual aspect living room
- Two bathrooms
- Pretty gardens - garden services
- Available mid August.
- Large kitchen/breakfast room
- Three bedrooms
- Double length garage
- Professionally managed by Wills & Smerdon

6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk





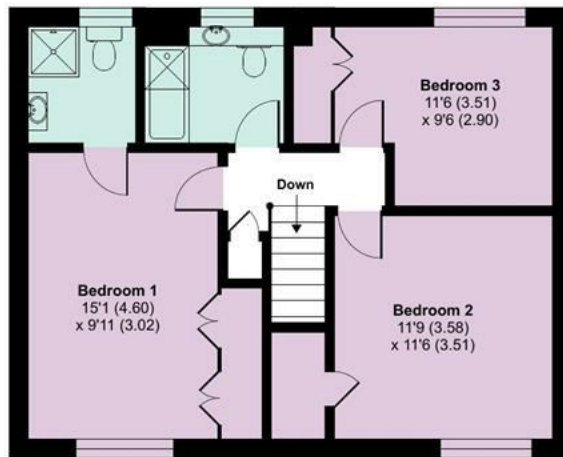
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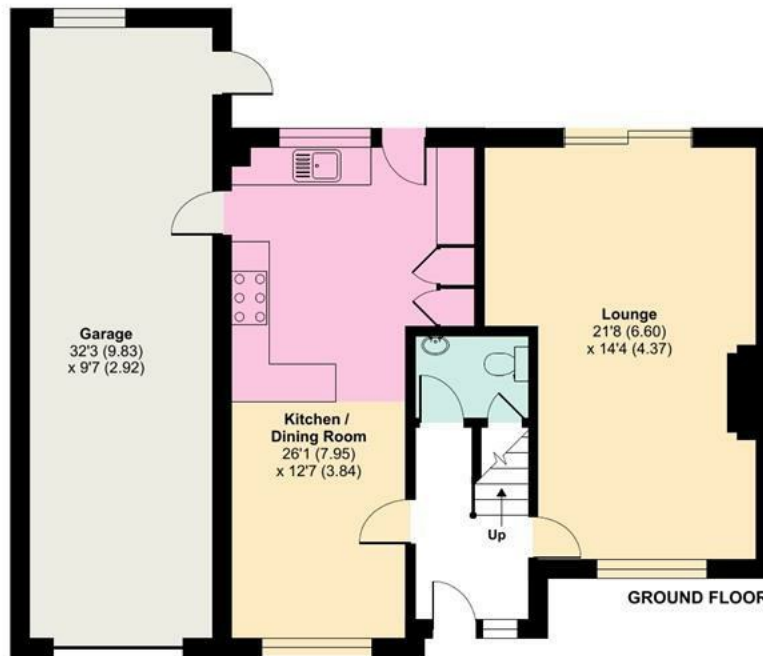


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Approximate Area = 1266 sq ft / 117.6 sq m
Garage = 312 sq ft / 28.9 sq m
Total = 1578 sq ft / 146.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Wills and Smerdon. REF: 805140

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

