



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

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.



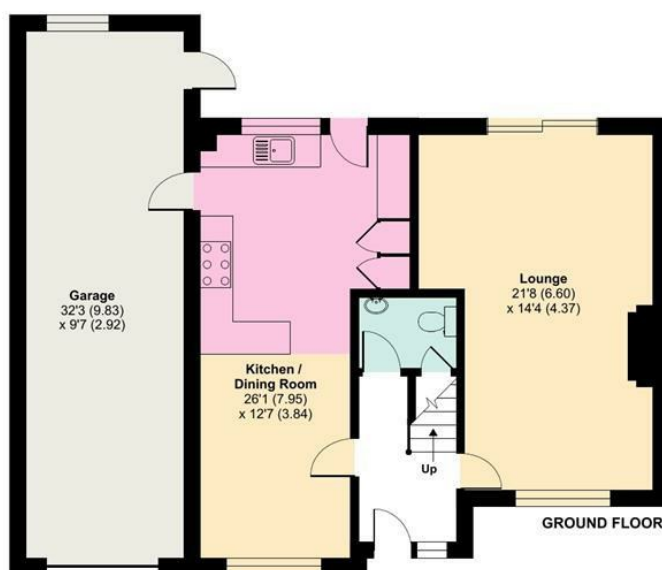
6 Station Parade, East Horsley, Surrey, KT24 6QN

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Scan the QR code for the
Material Information

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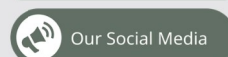
Approximate Area = 1266 sq ft / 117.6 sq m
 Garage = 312 sq ft / 28.9 sq m
 Total = 1578 sq ft / 146.5 sq m
 For identification only - Not to scale



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



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



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