



Redleaf Close, Fetcham KT22 9AB

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## Redleaf Close Fetcham KT22 9AB

*V&H Homes are delighted to present this well-designed detached bungalow, located within a private cul-de-sac of just four detached properties in the highly sought-after setting of Fetcham. Offering generous room proportions, a secluded garden and scope for future extension, this home is ideal for those seeking both comfort and potential.*

Detached Bungalow

Located in Private Cul-de-Sac

Two Double Bedrooms

Ensuite Shower Room

Potential for Loft Conversion

Well Maintained & Secluded Garden

Fully Fitted Kitchen

Air Source Heat Pump

Separate Garage

High EPC Rating: C





The property has been cleverly planned with no wasted corridor space. Instead, the dining hall serves as a central hub, providing ease of movement to all rooms and creating a sense of open flow. The lounge is bright and welcoming, while the adjoining dining hall and kitchen enjoy abundant morning sunlight, making them uplifting spaces to start the day.

There are two double bedrooms, the principal benefitting from an en-suite shower room, alongside a well-appointed family bathroom. All rooms are generously sized, with large windows bringing in natural light and enhancing the feeling of space.

Externally, the property enjoys a secluded rear garden in a verdant setting, perfect for outdoor relaxation or entertaining. To the front there is a driveway providing off-street parking and access to the garage.

The bungalow also offers exciting scope for future expansion. The loft space has been constructed with floor-quality ceiling joists and service points in place, making a future conversion straightforward, subject to the usual consents. With space for a double bedroom and en-suite, this would significantly enhance the home's versatility and value, as demonstrated by neighbouring properties that have already extended into the roof.

The location is another standout feature. Redleaf Close is a low-density development, and enjoys a peaceful setting within the picturesque Surrey Hills. Norbury Park, with its 530 hectares of historic parkland, is just a five-minute walk away, while Box Hill and Denbies Wine Estate are also within easy reach. For commuters and day-to-day convenience, a reliable 465 bus service runs frequently, linking Dorking, Leatherhead and Kingston.

This delightful bungalow represents a rare opportunity to secure a well-proportioned home in a tranquil private setting, with the added benefit of scope for future enhancement. Viewing is highly recommended to appreciate the generous layout, secluded garden and unique position of this property.



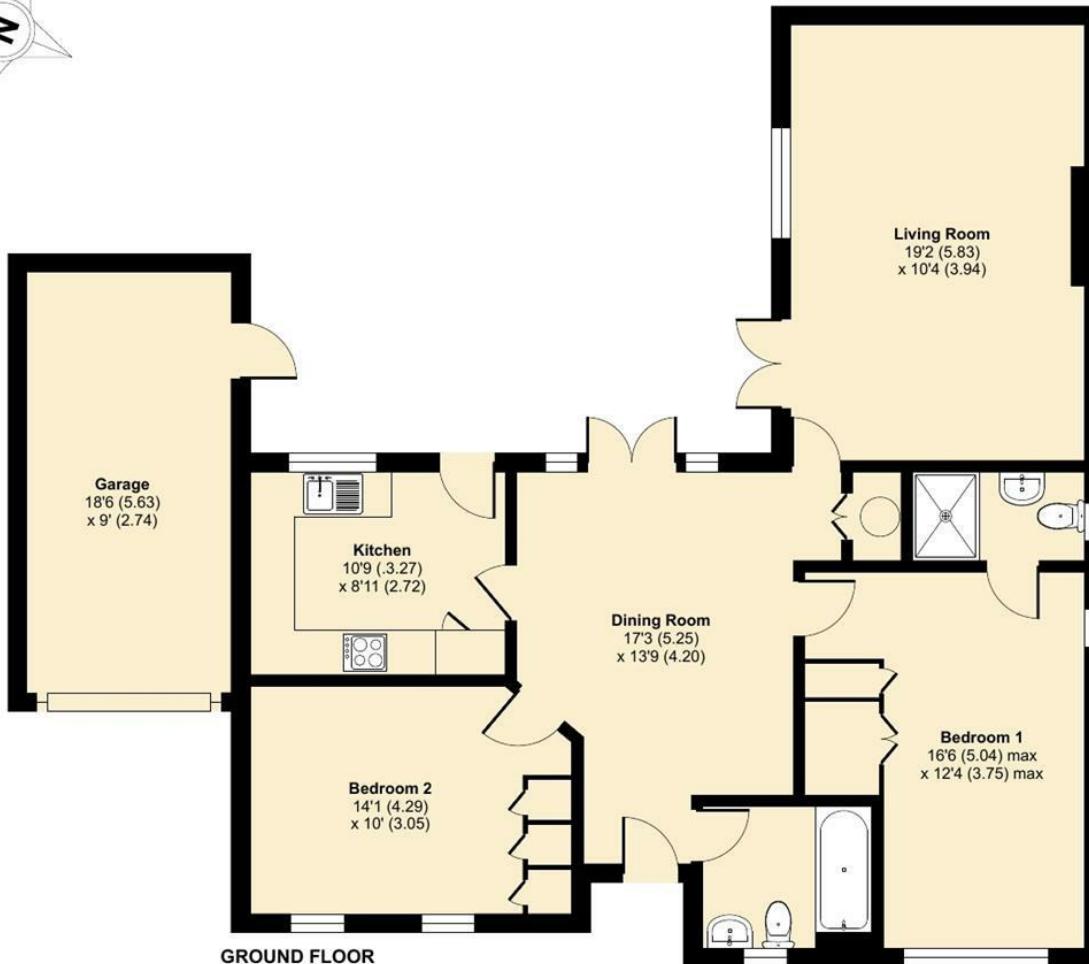
# Redleaf Close, Fetcham, Leatherhead, KT22

Approximate Area = 979 sq ft / 90.9 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1145 sq ft / 106.3 sq m

For identification only - Not to scale



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