

Approximate Area = 2100 sq ft / 195 sq m

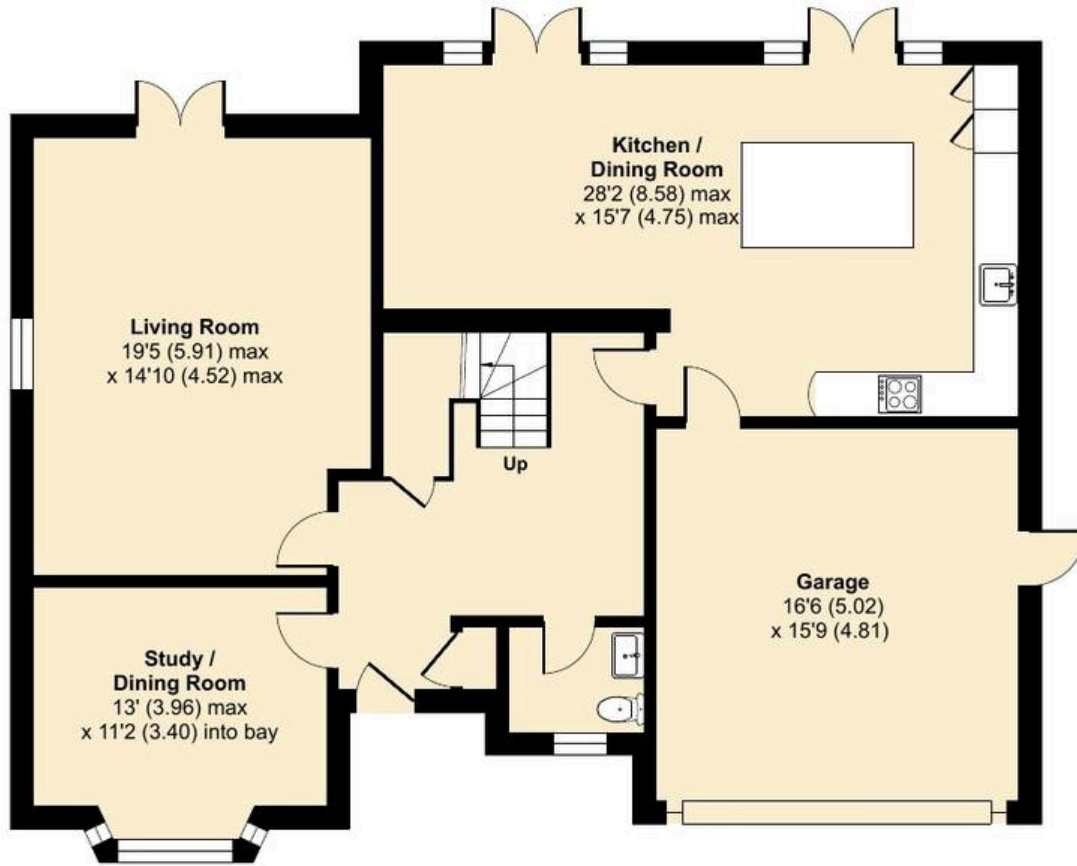
Outbuilding = 264 sq ft / 24.5 sq m

Total = 2364 sq ft / 219.5 sq m

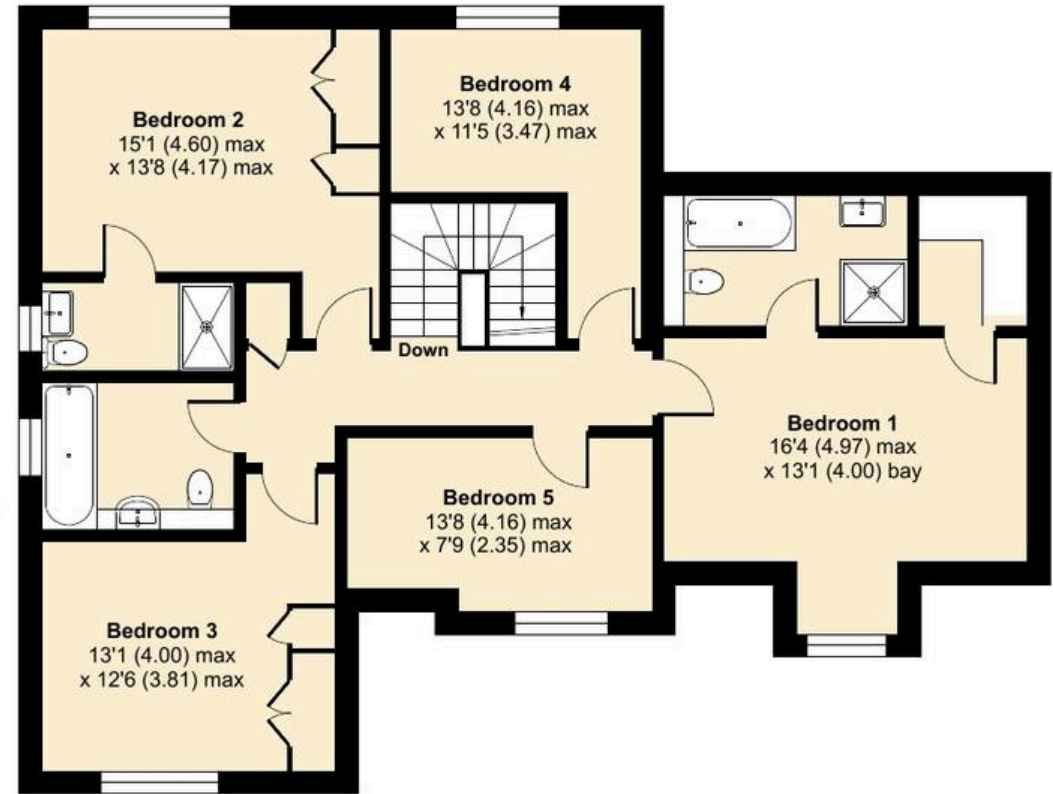
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Hazelway Close, Fetcham
Leatherhead



£1,325,000

5 Hazelway Close

Fetcham, Leatherhead

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Home
- Five Double Bedrooms
- Three Bathrooms
- South Facing Garden
- Gated Development
- Integral Double Garage
- Cabin/Summer House
- No Onward Chain

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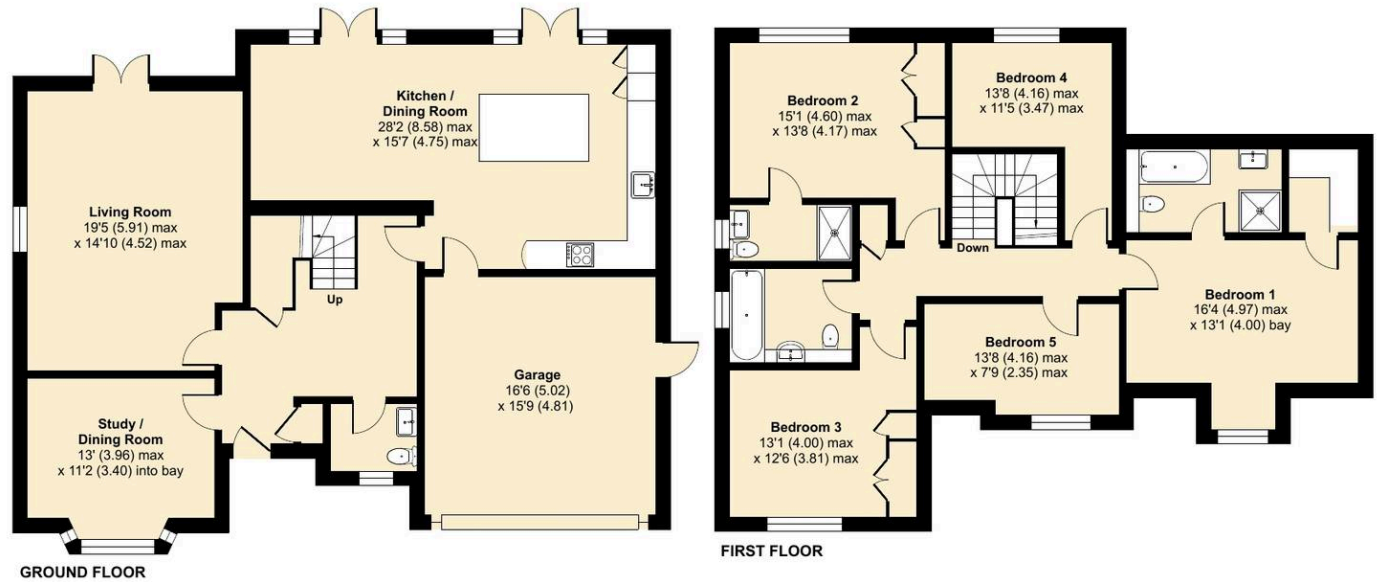
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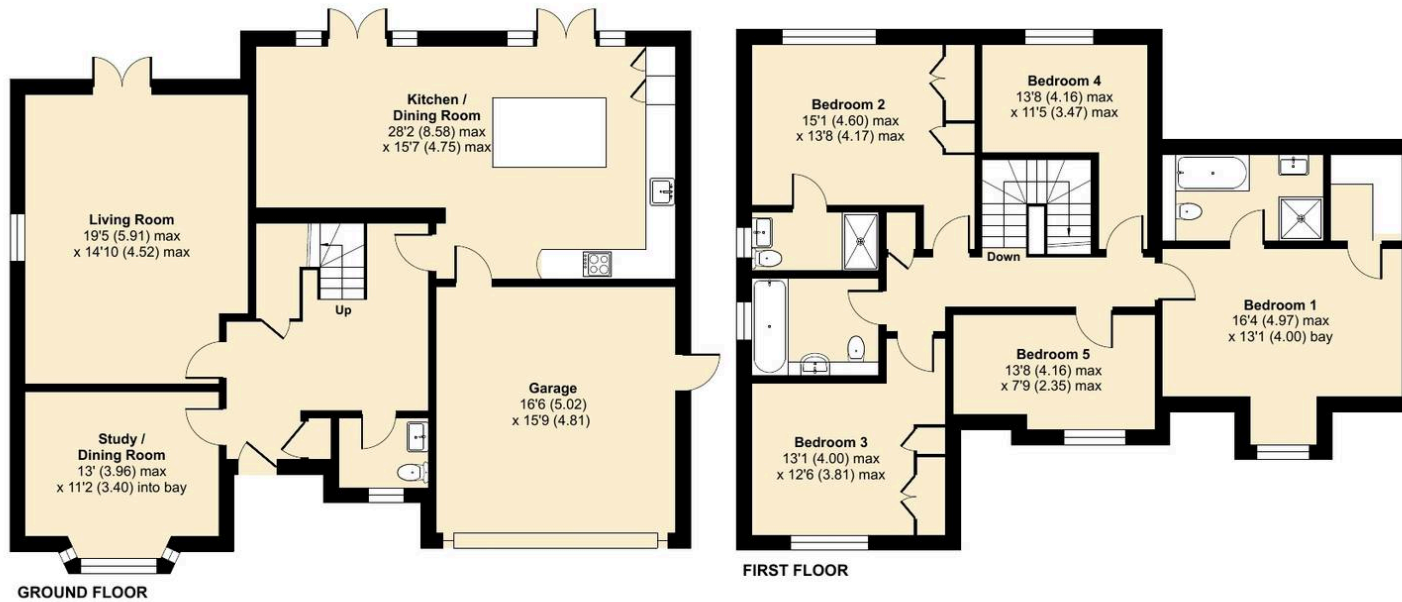


Hazelway Close, Fetcham, Leatherhead, KT22

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5 Hazelway Close

Fetcham, Leatherhead

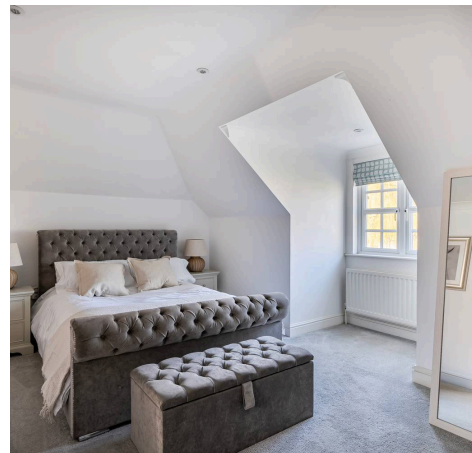
A welcoming entrance hall sets the tone, leading to a series of elegant and well-proportioned reception spaces. To the front, a bay-fronted study or formal dining room provides a refined and versatile setting, while the principal living room is both spacious and inviting, centred around a feature wood burning stove.

The rear of the home is dedicated to a stunning open plan kitchen and dining room, and designed as the true heart of the home. Finished with granite work surfaces, a comprehensive range of cabinetry and integrated appliances, this space is ideal for both everyday living and entertaining, with direct access to the garden. A utility area, cloakroom and internal access to the double garage enhance practicality.

Upstairs, five generously sized double bedrooms are arranged around a central landing. The principal suite features a bay window and a well-appointed en suite, while the second bedroom also benefits from en suite facilities. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a private driveway with ample parking and an integrated double garage. The south facing garden offers a high degree of privacy, with a large terrace, manicured lawn and mature planting. A substantial outbuilding, complete with heating power and lighting, provides a versatile space for home working, fitness or leisure.

A distinguished home of scale, quality and



Hazelway Close, Fetcham, Leatherhead, KT22

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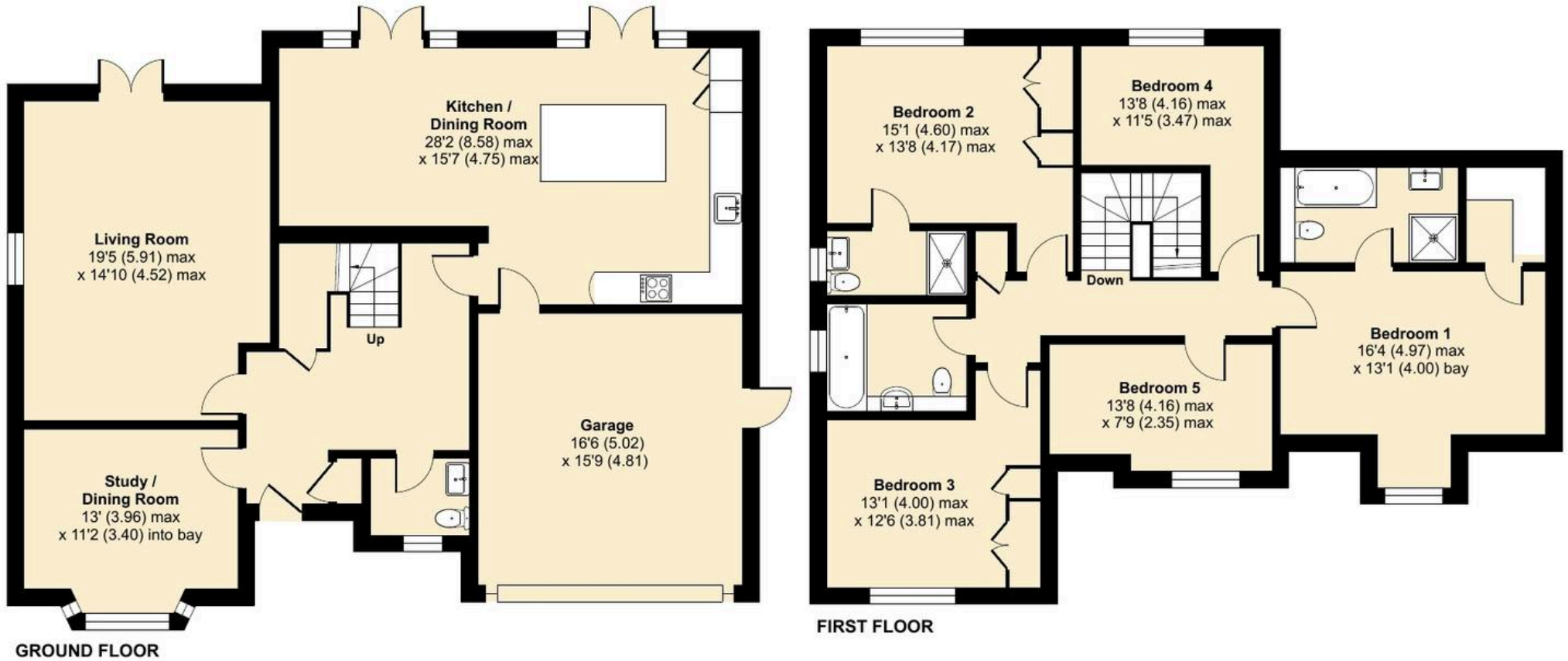
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