



Hawks Hill House, Guildford Road, Fetcham KT22 9GS

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An exceptional lift serviced first floor executive apartment with stunning views over communal grounds. The property boasts over 1,300 sq. ft of bright and spacious accommodation and benefits from two en-suite double bedrooms and a garage. Offered to the market with no onward chain.

Lift Serviced Apartment

Two Double Bedrooms

Two Bathrooms

Stunning Views

Garage with Power

Over 1,300 Sq. Ft.

First Floor

Two Acres of Communal Grounds

Residents Parking

No Onward Chain

Hawks Hill House is less than 1 mile from Leatherhead station which provides trains to London Waterloo and Victoria in approximately 40 minutes.





The spacious accommodation includes a generous hallway leading to a large dual aspect living/dining room with picture bay window and stunning views over the grounds. The fitted kitchen benefits from granite work surfaces, good unit space and built in appliances.

The apartment boasts two double bedrooms, each with an ensuite bathroom and built in storage. The second bedroom is currently fitted out as a study with a built in guest bed which could easily be adapted to fit a double bed if desired.

Externally, there is a garage complete with light, power and eaves storage, residents parking and attractive communal landscaped gardens. The building is approached via an electric gated entrance.

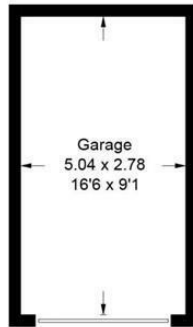
Hawks Hill House was built by Millgate Homes in 2006 and is a highly sought-after private estate in Fetcham. The property offers a share of freehold and a long lease.

An internal viewing is essential in order to appreciate the proportions and quality of accommodation offered.





Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 121.5 sq m / 1308 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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