HUGGINS EDWARDS & SHARP

HARECROFT, FETCHAM, KT22 9NS

£700,000 FREEHOLD

HARECROFT
FETCHAM, KT22 9NS

A Spacious Detached Family Home
Located Within Eastwick & Howard Of Effingham School Catchment
Close to Local Schools

No Ongoing Chain • Five Bedrooms
Family Bathroom & Shower Room
Kitchen/Dining Room
Large Triple Aspect Living Room
Utility Room • Conservatory • Cloakroom
Sealed Unit Double Glazed Windows
Good Size South Westerly Facing Garden

A SPACIOUS DETACHED FAMILY HOUSE situated about three-quarters of a mile from Bookham Village and within easy reach of local schools including The Howard of Effingham. The accommodation is light and spacious having been extended and comprises 5 Bedrooms, a spacious Reception Hall, Cloakroom, large triple aspect Living room, good size Kitchen/Dining room with separate Utility room and Conservatory. Although the property is in need of decoration and modernisation it does benefit from gas central heating to radiators and sealed unit double glazed windows, UPVC facia's, bargeboards and panelling to the front. This property represents a great opportunity to acquire a detached family house with good sized secluded garden situated in a well regarded residential area.

GROUND FLOOR

COVERED ENTRANCE PORCH
ENTRANCE LOBBY
ENTRANCE HALL 13'5" × 7'7" (4.09m × 2.31m)
CLOAKROOM
LIVING ROOM 27' × 14' (8.23m × 4.27m)
KITCHEN/DINING ROOM 19'8" × 16'7" (6m × 5.05m)
UTILITY ROOM 7'11" × 5'11" (2.41m × 1.80m)
CONSERVATORY 10'3" × 7'11" (3.12m × 2.41m)

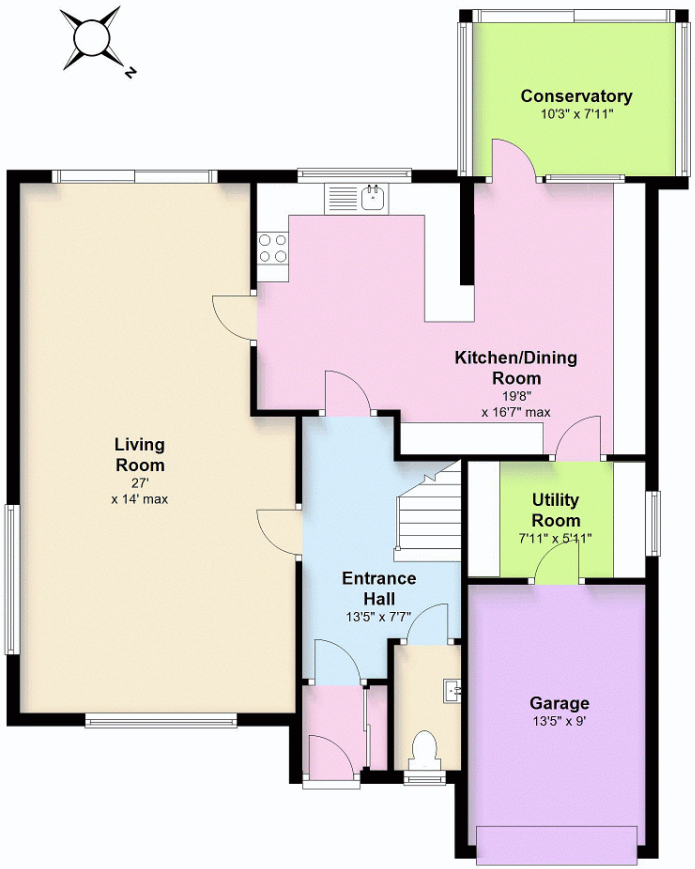
FIRST FLOOR

FIRST FLOOR LANDING
MASTER BEDROOM 15' × 12'11" (4.57m × 3.94m)
BEDROOM 2 15' × 8'9" (4.57m × 2.67m)
BEDROOM 3 10'5" × 9'8" (3.17m × 2.95m)
BEDROOM 4 10'10" × 8'10" (3.30m × 2.69m)
BEDROOM 5 10'10" × 7'2" (3.30m × 2.18m)
FAMILY BATHROOM
SHOWER ROOM

OUTSIDE

DOUBLE LENGTH DRIVEWAY
GARAGE 13'5" × 9' (4.09m × 2.74m)
FRONT GARDEN
REAR GARDEN

Ground Floor
Approx. 1036.3 sq. feet



First Floor
Approx. 848.2 sq. feet

Total area: approx. 1884.4 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are connected.
Note 3 - Council Tax Band G - Mole Valley District Council.
Note 4 - There is no onward chain with this property.

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

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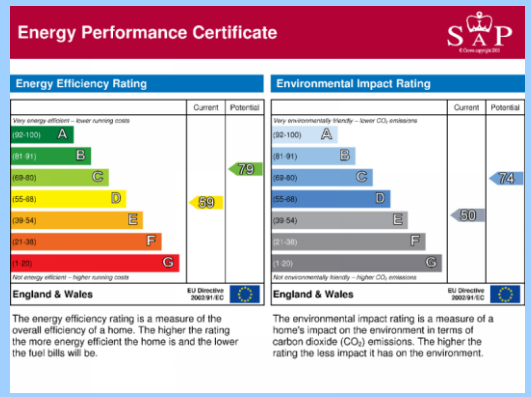

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