HUGGINS EDWARDS & SHARP

BADINGHAM DRIVE, FETCHAM, KT22 9EU

£915,000 FREEHOLD

BADINGHAM DRIVE
FETCHAM, KT22 9EU

An attractive detached bungalow
Situated in a highly regarded location
South facing rear garden approx 2282 Sq Ft
No ongoing chain

The property is AN ATTRACTIVE DETACHED BUNGALOW which having been extended now provides excellent light and deceptively spacious, well presented accommodation comprising Entrance Hall with built-in storage cupboards, Study which opens into a large Dining Room with feature semi-vaulted ceiling and double doors leading into Drawing Room with marble fireplace and wide hearth. The double doors give the option to open the Reception Rooms together providing a large space ideal for entertaining. There is a Master Bedroom with en-suite Bathroom, two further good size bedrooms all with built-in wardrobes and a family bathroom. (Originally one of the bedrooms was two bedrooms and this could be re-instated if required). The Kitchen/Breakfast Room has recently been re-fitted with an excellent range of high gloss white wall and floor units with contrasting black granite work surfaces and there is a useful Utility Room with door to garden. At the rear of the property there is a Sun Room which as well as providing extra space takes full advantage overlooking the south facing rear garden. The property has been in the ownership of the family for approximately 29 years. An internal inspection is strongly advised.

GROUND FLOOR

ENTRANCE HALL 11'1" × 6'11" (3.38m × 2.11m)
STUDY 15'8" × 9'10" (4.77m × 3m)
DINING ROOM 16'4" × 11'10" (4.98m × 3.61m)
DRAWING ROOM 22'2" × 12'1" (6.76m × 3.68m)
KITCHEN/BREAKFAST ROOM 15'3" × 8'10" (4.65m × 2.69m)
UTILITY ROOM
INNER HALL
MASTER BEDROOM 16'1" × 12'4" (4.90m × 3.76m)
EN-SUITE BATHROOM
FAMILY BATHROOM
BEDROOM 2 15'6" × 13'11" (4.72m × 4.24m)
BEDROOM 3 15'7" × 10'6" (4.75m × 3.20m)
SUN ROOM

OUTSIDE

DRIVEWAY
DOUBLE GARAGE
FRONT GARDEN
SOUTH FACING REAR GARDEN
TIMBER GARDEN SHED/STORE

Ground Floor

Approx. 2282.5 sq. feet

Total area: approx. 2282.5 sq. feet

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are all connected to this property.
Note 3 - Council Tax Band G - Mole Valley District Council.

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

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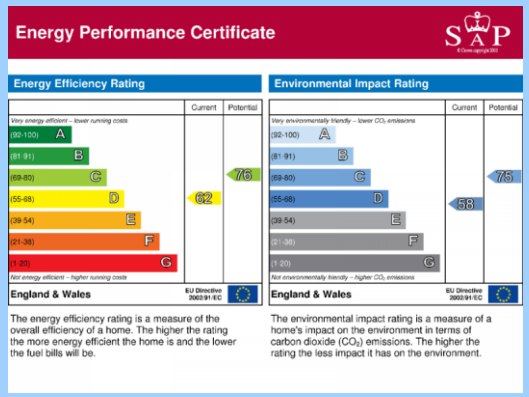

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