HUGGINS EDWARDS & SHARP

GATESDEN ROAD, FETCHAM, KT22 9QW

£1,395,000 FREEHOLD

GATESDEN ROAD
FETCHAM, KT22 9QW

A Beautifully Presented Detached Family Home

Exceptionally Spacious Accommodation

Detached Studio/Office/Games Room

Six Double Bedrooms
3 Luxury En Suites & Family Bathroom
Impressive 39" Open Plan Kitchen/Family/Living Area
Superb Kitchen/breakfast Room
Spacious Utility Room
Spacious Reception Hall
Separate Sitting room & Dining Room
Integrated Sonos Sound System
Feature Full Width Paved Patio
Secluded South Facing Garden

A STUNNING DETACHED FAMILY HOME which has been extended and completely renovated throughout to a very high standard to offer superb family accommodation, ideal for modern day living. The accommodation is beautifully presented and offers a large welcoming reception hall, ground floor cloakroom, sitting room, dining room plus an exceptionally spacious open plan kitchen/dining/family room which has a considerable wow factor and overlooks the south facing rear garden. There is an excellent range of built in kitchen appliances plus a very useful utility room. On the first floor there is an impressive landing off which is a master bedroom and luxury en-suite bathroom, guest bedroom with en-suite shower room and three further double bedrooms together with a large luxury family bathroom. Stairs rise from the first floor to a second floor landing with another double bedroom and en-suite shower room. Outside, there is ample parking for numerous vehicles and a secluded south facing rear garden with a substantial detached outbuilding which could be used as a studio/office/games room with fitted kitchen and shower room.

The property has been finished to a very high specification with under floor heating to the ground floor, electric under floor heating to all the bathrooms, sonos sound system including external speakers on the patio, Duravit sanitary ware with Hansgrohe fittings to the bathrooms, television points to all bedrooms including HDMI lead and spare CAT5 cabling as well as 5 amp lighting sockets to the dining room, sitting room and all bedrooms. An internal viewing is strongly recommended to fully appreciate this particularly spacious and beautifully presented family home.

GROUND FLOOR

COVERED ENTRANCE PORCH
RECEPTION HALL 23'5" × 17'11" (7.14m × 5.46m)
LUXURY CLOAKROOM
SITTING ROOM 13'5" × 10'8" (4.09m × 3.25m)
DINING ROOM 15'2" × 12' (4.62m × 3.66m)
OPEN PLAN KITCHEN/FAMILY/LIVING ROOM 39'11" × 21'6" (12.17m × 6.55m)
UTILITY ROOM 11'2" × 6'9" (3.40m × 2.06m)

FIRST FLOOR

GALLERIED LANDING 22'8" × 13'3" (6.91m × 4.04m)
MASTER BEDROOM 14'3" × 13'10" (4.34m × 4.22m)
LUXURY EN-SUITE BATHROOM
BEDROOM 2 16'11" × 12'3" (5.16m × 3.73m)
EN-SUITE SHOWER ROOM
BEDROOM 3 16' × 11'3" (4.88m × 3.43m)
BEDROOM 4 11'7" × 11'3" (3.53m × 3.43m)
BEDROOM 5 13'9" × 11'1" (4.19m × 3.38m)
LUXURY FAMILY BATHROOM 12'5" × 8'8" (3.78m × 2.64m)

SECOND FLOOR

SECOND FLOOR LANDING
BEDROOM 6 17'7" × 17'1" (5.36m × 5.21m)
EN-SUITE SHOWER ROOM

OUTSIDE

GARAGE 16'6" × 8'9" (5.03m × 2.67m)
STUDIO/OFFICE/GAMES ROOM
FRONT GARDEN
REAR GARDEN

Note 1: Please note domestic and electrical appliances have not been tested.
Note 2: Mains gas, electricity, water and drainage are all connected.
Note 3: All fitted carpets will be included in the agreed sale price.
Note 4: The electrical wiring includes HDMI lead and spare CAT5 cabling as well as 5 amp lighting sockets in all bedrooms and satellite connections.

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

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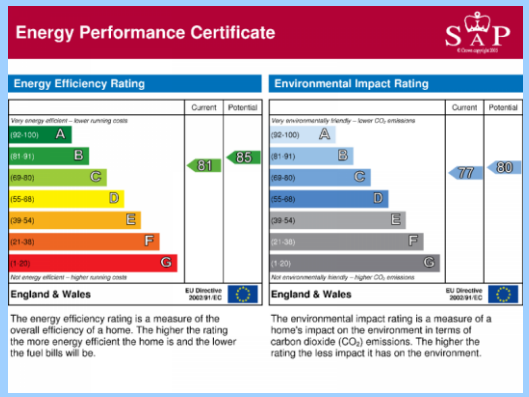

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