

# ORCHARD CLOSE, FETCHAM, KT22 9HZ £569,950 FREEHOLD









# ORCHARD CLOSE FETCHAM, KT22 9HZ

A Beautifully Presented Detached Bungalow Within Easy Walking Distance Of Local Shops Potential To Enlarge, Subject To Planning Permission.

3 Bedrooms • Luxury Bathroom Luxury Shower Room Impressive Open Plan Kitchen/Dining/Living Room Superb Kitchen With Integrated Appliances Sealed Unit Double Glazed Windows Gas Central Heating To Radiators Full Width Paved Patio Large Secluded Rear Garden

A BEAUTIFULLY PRESENTED DETACHED CHARACTER BUNGALOW located in a cul de sac within easy walking distance of the shops at Fetcham village . The property has been modernised and extended and now provides flexible accommodation, ideal for modern day living with a superb open plan kitchen/dining/living room at the rear overlooking the garden. The bungalow benefits further from gas central heating to radiators and sealed unit double glazed windows and there is tremendous scope to enlarge further by utilising the loft area with stairs from the hall, if desired, subject to the usual planning consents. There is a driveway at the front which provides off street parking for 3 cars and a large secluded rear garden which is a particular feature of the property. An early inspection is strongly advised.

# **GROUND FLOOR**

### COVERED ENTRANCE PORCH courtesy light, part glazed panelled front door to: ENTRANCE HALL

recessed ceiling lights, heating thermostat control, light wood effect floor, smoke detector, radiator, sealed unit double glazed window, access to insulated and partly boarded loft with light via ladder, double doors opening to kitchen/dining/living room.

BEDROOM 1  $16'5'' \times 11' (5m \times 3.35m)$ into rectangular bay, sealed unit double glazed window, fitted shutters, radiator.

BEDROOM 3  $12'11'' \times 11' (3.94m \times 3.35m)$ radiator, sealed unit double glazed window.

#### LUXURY BATHROOM

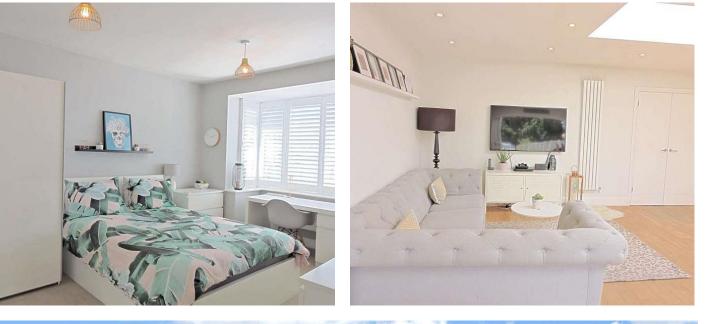
modern white suite comprising tiled enclosed bath with mixer tap and shower attachment, wash hand basin, mixer tap, chrome plated heated towel rail, low level w.c., fully tiled walls, fitted mirror, shaver point, ceramic tiled floor, recessed ceiling lights, extractor fan, sealed unit double glazed window.

#### LUXURY SHOWER ROOM

modern white suite comprising low profile corner shower tray, glazed shower screen and sliding doors, thermostatic shower unit with fixed rainfall shower, wash hand basin, mixer tap, chrome plated heated towel rail, low level w.c., shaver point, fully tiled walls, fitted mirror, ceramic tiled floor, recessed ceiling lights, extractor fan.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 21'5" × 19'9" (6.53m × 6.02m)

A stunning, spacious, kitchen/dining/family room with considerable wow factor enjoying a delightful aspect overlooking the garden with bi fold doors opening onto the patio. Fitted with an excellent and comprehensive range of handleless design wall and floor units complemented by timber work surfaces, inset stainless steel sink unit with mixer tap, built in eye level stainless steel Hotpoint microwave, inset Hotpoint ceramic hob, concealed extractor above, integrated Hotpoint fridge/freezer, integrated Hotpoint dishwasher and washing machine, tall storage cupboard housing Potterton combination gas fired boiler for central heating and domestic hot water, under unit lighting, peninsular island unit/breakfast bar, built in Hotpoint stainless steel double oven and grill, range of fitted drawer units, recessed ceiling lights, feature vertical radiators, fitted display shelf, two skylight windows, full width bi fold doors opening onto the garden.







# Total area: approx. 982.2 sq. feet

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

# OUTSIDE

## PRIVATE DRIVEWAY

A blocked paved driveway provides parking for 3 cars to the front of the property and there is side access down the side of the property with pedestrian gate leading to the rear garden.

### REAR GARDEN

The rear garden is an excellent size extending to approximately 110ft, mainly laid to lawn with full width paved patio, enjoying a secluded aspect enclosed by 1.8m high timber panel fencing. Timber Garden Shed.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

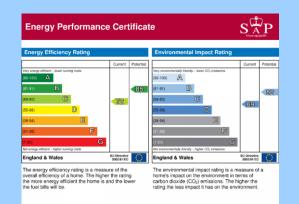
Note 3 - Council Tax Band E - Mole Valley District Council.

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

LEATHERHEAD SALES OFFICE 3 BRIDGE STREET, LEATHERHEAD, KT22 8BL

01372 374806

sales@hes-leatherhead.co.uk





HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BV RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS COLESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

# www.hugginsedwards.co.uk