







## 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 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" × 11' (5m × 3.35m)

into rectangular bay, sealed unit double glazed window, fitted shutters, radiator.

### BEDROOM 2 8'10" × 8'8" (2.69m × 2.64m)

radiator, sealed unit double glazed window, fitted shutters.

### BEDROOM 3 12'11" × 11' (3.94m × 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, light wood floor, feature vertical radiators, fitted display shelf, two skylight windows, full width bi fold doors opening onto the garden.





## Ground Floor

Approx. 982.2 sq. feet



**Kitchen /  
Dining /  
Living  
Room**  
21'5" x 19'9"

**Bedroom 3**  
12'11" x 11'

**Bedroom 1**  
16'5" x 11'

**Bedroom 2**  
8'11" x 8'8"

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

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## Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(29-38) <b>F</b>		(29-38) <b>F</b>	
(1-28) <b>G</b>		(1-28) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales R10 Standard 2009/10 E.C.		England & Wales R10 Standard 2009/10 E.C.	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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