





## **RICHMOND WAY**

**FETCHAM, KT22 9NU**

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**An Attractive Detached Family Home  
Highly Regarded Location  
Eastwick & The Howard Of Effingham  
School Catchment  
Close to Local Schools**

**Four Double Bedrooms All With Wardrobes  
Three En Suite Bathrooms  
32 ft Modern Kitchen/Dining/Garden Room  
Three Reception Rooms  
Large Games Room/Office/Outbuilding  
Spacious Reception Hall • Cloakroom  
Utility Room  
Woodburner Fireplace To Lounge  
Sealed Unit Double Glazed Windows  
Good Size Secluded Garden  
Ample Parking**

AN ATTRACTIVE AND PARTICULARLY SPACIOUS DETACHED FAMILY HOUSE situated at the end of a cul de sac in a highly regarded location within catchment for Howard of Effingham and Eastwick schools. The accommodation is light and spacious throughout having been extended and comprises a spacious reception hall, cloakroom, lounge with woodburner fireplace, study, family room and 32ft kitchen/dining/garden room with separate utility room. On the first floor there are 4 double bedrooms all with wardrobes and three generously sized en-suites. The property benefits further from sealed unit double glazed windows as well as gas central heating to radiators. Outside the driveway provides ample parking for 5/6 cars and there is a good size secluded rear garden plus a further area of garden to the side of a useful outbuilding/office/games room. An inspection is thoroughly recommended to appreciate this deceptively spacious family house.

## GROUND FLOOR

RECEPTION HALL 23' x 10'9" (7.01m x 3.28m)

CLOAKROOM

FAMILY ROOM 15'9" x 15'7" (4.80m x 4.75m)

STUDY 7'11" x 6'8" (2.41m x 2.03m)

LOUNGE 19'1" x 16'10" (5.82m x 5.13m)

KITCHEN/DINING/GARDEN ROOM 32'4" x 17'3" (9.86m x 5.26m)

UTILITY ROOM 6'5" x 5'8" (1.96m x 1.73m)

## FIRST FLOOR

FIRST FLOOR LANDING 10'10" x 7'5" (3.30m x 2.26m)

MASTER BEDROOM 16'6" x 10'4" (5.03m x 3.15m)

EN SUITE BATHROOM 9'8" x 6'10" (2.95m x 2.08m)

BEDROOM 2 15'7" x 11'2" (4.75m x 3.40m)

LARGE EN SUITE SHOWER ROOM 10'9" x 7' (3.28m x 2.13m)

BEDROOM 3 18'1" x 9'9" (5.51m x 2.97m)

BEDROOM 4 13'9" x 11'7" (4.19m x 3.53m)

EN SUITE SHOWER ROOM 8'11" x 6'10" (2.72m x 2.08m)

## OUTSIDE

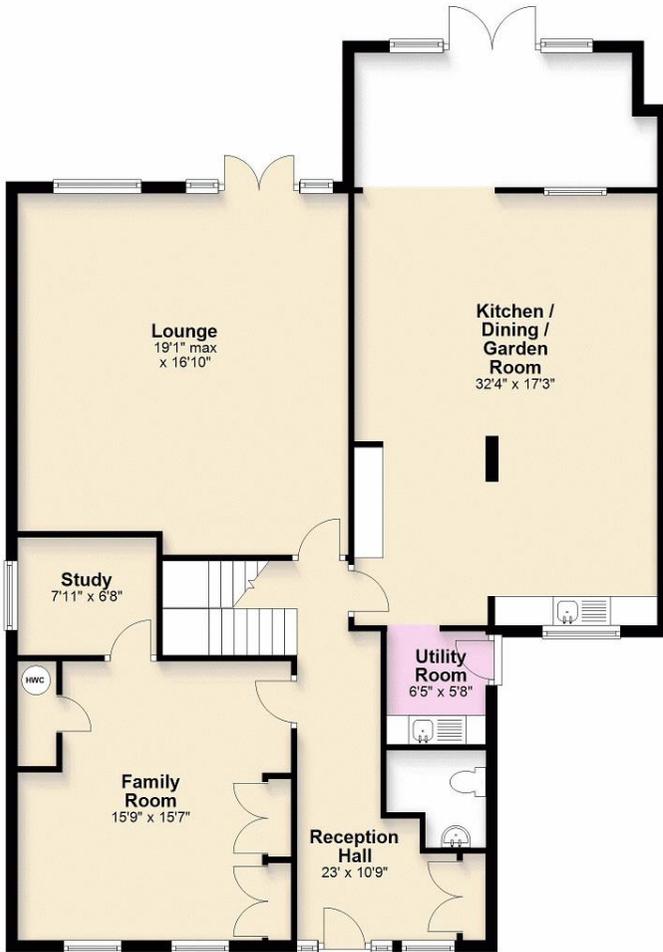
FRONT GARDEN

OFFICE/OUTBUILDING/GAMES ROOM 27'1" x 16'3" (8.25m x 4.95m)

REAR GARDEN



**Ground Floor**  
Approx. 1631.1 sq. feet



**First Floor**  
Approx. 1020.9 sq. feet



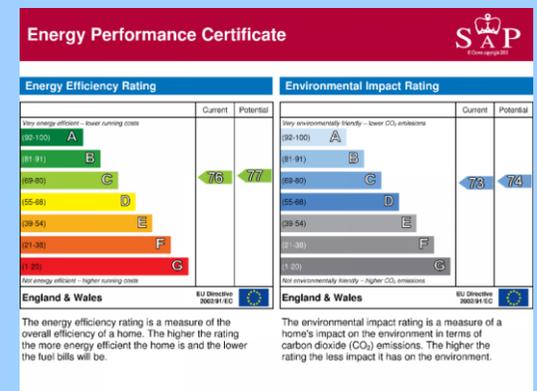
Total area: approx. 2652.0 sq. feet

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.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
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