







## **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' × 10'9" (7.01m × 3.28m)

CLOAKROOM

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

STUDY 7'11" × 6'8" (2.41m × 2.03m)

LOUNGE 19'1" × 16'10" (5.82m × 5.13m)

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

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

## FIRST FLOOR

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

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

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

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

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

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

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

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

## OUTSIDE

FRONT GARDEN

OFFICE/OUTBUILDING/GAMES ROOM 27'1" × 16'3" (8.25m × 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  
THROUGH THE VENDORS AGENTS HUGGINS  
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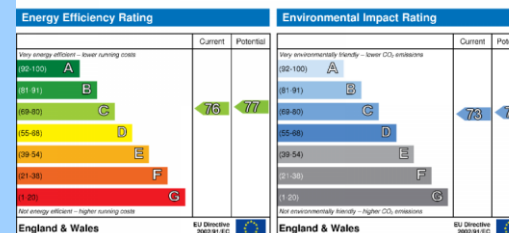
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## Energy Performance Certificate



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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