HUGGINS EDWARDS & SHARP

GATESDEN ROAD, FETCHAM, KT22 9QR

£795,000 FREEHOLD

GATESDEN ROAD
FETCHAM, KT22 9QR

An Individual Detached Character House
Highly Regarded Location
Potential To Extend, subject to planning permission

Five Double Bedrooms • Three Bathrooms
Two Reception Rooms • Fitted Kitchen
Sealed Unit Double Glazed Windows
Flexible Accommodation
Secluded Garden
Beautifully Presented Throughout
Garage • Village Location

The property is AN INDIVIDUAL DETACHED CHARACTER HOUSE situated in an established and highly regarded location within easy reach of Fetcham Village, which offers a range of local shops for everyday needs and also close to Fetcham Infants School and Oakfield Junior School. Leatherhead town centre is within easy reach and for commuters Leatherhead main line station can be accessed by foot through Fetcham Nature Reserve. The accommodation is spacious and versatile and there is still potential to extend at the rear or side, if desired, subject to the usual planning consents. The house benefits further from gas central heating to radiators with a new boiler fitted August 2019, sealed unit double glazed windows and outside a useful log cabin/summerhouse. An internal inspection is highly recommended to appreciate this lovely individual character home and secluded garden.

ENTRANCE PORCH
sealed unit double glazed front door, quarry tiled floor, sealed unit double glazed window and door to:

ENTRANCE HALL
timber floor, door to:

LOUNGE 17'1" × 11'11" (5.21m × 3.63m)
double aspect, two radiators, attractive fireplace with fitted electric flame effect fire, coved ceiling, sliding patio doors to rear garden, door to kitchen.

DINING ROOM 12'6" × 11'5" (3.81m × 3.48m)
timber floor, coved ceiling, sealed unit double glazed window, radiator, door to:

FITTED KITCHEN 14'10" × 8'7" (4.52m × 2.62m)
Fitted with an excellent range of shaker style wood effect wall and floor units with stainless steel bar handles, contrasting work surfaces and upstands, inset 1½ bowl sink unit with mixer tap, stainless steel splashback, stainless steel Rangemaster double oven & grill with 5 ring gas hob, stainless steel chimney extractor/light above, space for fridge/freezer, integrated dishwasher & washing machine, glazed fronted wall display units, sealed unit double glazed window overlooking rear garden, door to garden, concealed Ideal gas fired boiler for central heating and domestic hot water, timecontrol, ceramic tiled floor, coved ceiling, radiator, under stairs storage cupboard.

FIRST FLOOR

SPACIOUS FIRST FLOOR LANDING
radiator, sealed unit double glazed window overlooking garden, stairs rise to second floor landing.

BEDROOM 2 14'9" × 11'5" (4.50m × 3.48m)
two sealed unit double glazed windows, radiator, door to:

EN SUITE SHOWER ROOM
white suite comprising corner shower cubicle with glazed shower screen & sliding doors, thermostatic shower unit, low level w.c., corner wash hand basin, mixer tap, fully tiled walls, medicine cabinet, recessed ceiling lights, timber effect floor, extractor fan.

BEDROOM 3 13'2" × 11'11" (4.01m × 3.63m)
two sealed unit double glazed windows, coved ceiling, radiator.

BEDROOM 5 8'11" × 7'11" (2.72m × 2.41m)
radiator, sealed unit double glazed window.

FAMILY BATHROOM
white 4 piece suite comprising corner panel enclosed jacuzzi bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, mixer tap, cupboard under, low level w.c. with concealed cistern, two stainless steel heated towel rails, wide fully tiled shower cubicle, thermostatic shower unit with fixed "rain fall" shower, body jets plus hand held shower, recessed ceiling lights, two obscure double glazed windows, timber effect floor, fully tiled walls, built in airing cupboard housing hot water cylinder, slatted shelves.

SECOND FLOOR

SECOND FLOOR LANDING
recessed ceiling lights, sealed unit double glazed window.

MASTER BEDROOM 18'3" × 12'7" (5.56m × 3.84m)
double aspect, access to two eaves storage, recessed ceiling lights, two double fitted wardrobes, sealed unit double glazed window and double doors with juliet balcony overlooking the garden.

BEDROOM 4 15'4" × 10'3" (4.67m × 3.12m)
max, double aspect, radiator, two sealed unit double glazed windows, recessed ceiling lights, eaves storage cupboard.

SHOWER ROOM
white suite comprising corner shower cubicle with glazed shower screen & sliding doors, thermostatic shower unit with fixed "rain fall" shower plus hand held shower, vanity unit with wash hand basin, mixer tap, cupboard under, low level w.c., shaver point, fitted mirror, stainless steel heated towel rail, recessed ceiling lights, extractor fan, obscure sealed unit double glazed window, tiled floor.

OUTSIDE

GARAGE 17'8" × 9'1" (5.38m × 2.77m)
light and power, swing doors, personal door to rear.

FRONT GARDEN
laid to lawn with double width gravel driveway, low retaining wall, variety of shrubs and plants, gates either side enabling access to rear garden.

REAR GARDEN
The garden is very attractive extending to approx 78 ft deep, mainly laid to lawn enjoying a delightful west facing aspect to the side, enclosed by close boarded panel fencing. Two large paved patio's ideal for barbecues, al fresco dining and entertaining, variety of mature evergreens and shrubs. Outside cold water tap, timber garden shed and timber log summerhouse/cabin approx 12ft x 12ft.

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are connected.

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

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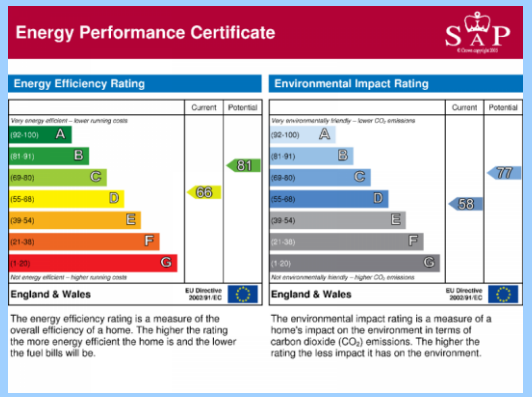

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