





COBHAM ROAD FETCHAM, KT22 9HX

**An Extended Detached Bungalow
Within Easy Walking Distance of Local
Shops
Potential to Enlarge, Subject to Planning
Permission.**

**2/3 Bedrooms • Luxury Shower Room
21ft Lounge/Dining Room with Feature Fireplace
Fitted Kitchen • Study/Bedroom 3
Sealed Unit Double Glazed Windows
Gas Central Heating to Radiators
Garage • Paved Patio
115 ft Secluded Rear Garden**

AN EXTENDED DETACHED CHARACTER BUNGALOW situated within close proximity of Fetcham village centre, which offers a comprehensive range of local shops for everyday needs and also within easy reach of Fetcham Infants School and Oakfield Junior School. The property offers further potential to enlarge, if desired, subject to the usual planning consents and outside there is a private driveway, garage and delightful south west facing rear garden which extends to approximately 115 ft in depth. Internally the property is presented in excellent decorative order and benefits from sealed unit double glazed windows and gas central heating to radiators. An early inspection is highly recommended.



GROUND FLOOR

COVERED ENTRANCE PORCH

double glazed front door,

ENTRANCE HALL

radiator, built in coats storage cupboard, built in airing cupboard housing lagged hot water cylinder with immersion heater, slatted shelves, heating thermostat control, programmer control, access to insulated loft via ladder.

FITTED KITCHEN 10'7" × 8'10" (3.23m × 2.69m)

fitted with a range of wood effect fronted wall and floor units with contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, fitted Siemens washing machine, Cannon electric oven and Hotpoint dishwasher, appliance space, concealed Worcester Bosch gas fired boiler for central heating and domestic hot water, obscure sealed unit double glazed window, vinyl floor, part tiled walls, serving hatch, door to dining room.

LOUNGE/DINING ROOM 20'10" × 19'2" (6.35m × 5.84m)

L-shaped, triple aspect with a delightful outlook over the garden, 2 radiators, feature fireplace with painted timber surround and mantel, polished timber hearth, sealed unit double glazed windows and double glazed sliding patio doors, door to rear double glazed entrance porch.

BEDROOM 1 13'4" × 11'6" (4.06m × 3.50m)

into rectangular bay, sealed unit double glazed window, radiator, 2 double fitted wardrobes, bed recess, cupboards above, further built 9in high level storage cupboard.

BEDROOM 2 9'9" × 9'3" (2.97m × 2.82m)

max, into recess, radiator, sealed unit double glazed window.

BEDROOM 3 7'8" × 5'10" (2.34m × 1.78m)

radiator, sealed unit double glazed window.

LUXURY SHOWER ROOM

modern white suite comprising wide shower tray with glazed shower screen and thermostatic shower unit, vanity unit, inset wash hand basin, cupboard below, mixer tap, low level w.c., chrome plated heated towel rail, mirror fronted medicine cabinet, fully tiled walls, sealed unit double glazed window, extractor fan.

OUTSIDE

PRIVATE DRIVEWAY

A tarmac driveway provides parking for several 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.

GARAGE 18'4" × 9'1" (5.59m × 2.77m)

up & over door, light & power, personnel garage door.

REAR GARDEN

The rear garden is an excellent size extending to approximately 115ft, mainly laid to lawn with paved patio, enjoying a delightful south west facing secluded aspect and partly enclosed by 1.8m high timber panel fencing and a mature hedge.



Ground Floor
Approx. 995.1 sq. feet



Total area: approx. 995.1 sq. feet

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

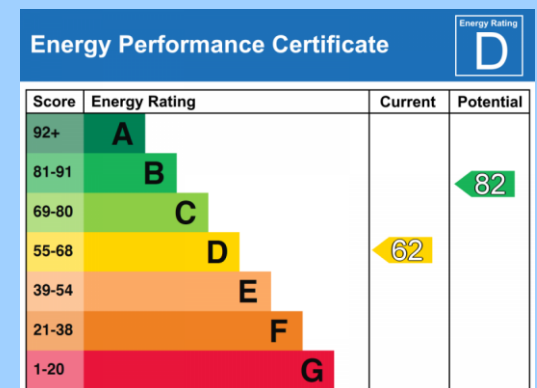
Note 1 - Please note domestic and electrical appliances have not been tested.

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

Note 3 - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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