





OSWALD CLOSE, FETCHAM LEATHERHEAD, KT22 9UG

**A Light & Spacious Townhouse
Excellent Decorative Order
Walking Distance of Local Shops**

**Three Bedrooms • Main Bathroom
Modern Kitchen/Dining Room
Spacious Living Room
First Floor Cloakroom
Gas Central Heating
Sealed Unit Double Glazed Windows
Double Width Driveway
Workshop & Storage Area
South Facing Rear Garden**



The property is a LIGHT & SPACIOUS TERRACE TOWNHOUSE 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 good sized accommodation and benefits from a modern kitchen/dining room, garden room, good size lounge, sealed unit double glazed windows, gas central heating to radiators with Worcester Bosch combination boiler, block paved double width driveway and south facing rear garden. An internal inspection is highly recommended to appreciate the excellent decorative order, large windows and open aspect to the front. The accommodation with approximate room sizes is as follows.

GROUND FLOOR

Double glazed entrance door to:

ENTRANCE LOBBY

two sealed unit double glazed doors, built in storage cupboard housing gas and electric meters plus additional storage cupboard, glazed door to:

ENTRANCE HALL

two double fitted storage cupboards, radiator, recessed ceiling lights, ceramic tiled floor, door to workshop, door to:

KITCHEN/DINING ROOM 16'4" × 11'9" (4.98m × 3.58m)

fitted with an excellent range of modern white fronted wall and floor units having stainless steel bar handles, contrasting work surfaces, inset 1½ bowl single drainer stainless steel sink unit with mixer tap, built-in Indesit oven and grill, inset 4-ring stainless steel gas hob with stainless steel extractor/light above, part tiled walls, appliance space, concealed lighting, plumbing and space for washing machine, ceramic tiled floor, recessed ceiling lights, radiator, breakfast area, range of matching base units, double glazed doors to:

GARDEN ROOM 14'8" × 6'10" (4.47m × 2.08m)

sealed unit double glazed windows, ceramic tiled floor, two feature roof windows, pair double glazed doors to garden.

WORKSHOP 11'9" × 10'4" (3.58m × 3.15m)

light and power, range fitted cupboards and worktop, ideal utility area, door to:

STORAGE AREA 7'10" × 5'5" (2.39m × 1.65m)

electric up and over door.

FIRST FLOOR

FIRST FLOOR LANDING

recessed ceiling lights, deep built in cupboard housing wall mounted Worcester combination gas fired boiler for central heating and domestic hot water.

CLOAKROOM

comprising low level w.c., wash hand basin with mixer tap, double cupboard under, part tiled walls, fitted mirror/shelf, ceramic tiled floor, recessed ceiling lights, obscure sealed unit glazed window.

LOUNGE 16'6" × 14'10" (5.03m × 4.52m)

a well proportioned room with large double glazed window and open outlook to the front, radiator, t.v. point, stairs to.

BEDROOM 3 9'11" × 8'9" (3.02m × 2.67m)

sealed unit double glazed window, radiator.

sealed unit double glazed window, radiator, built in double wardrobe.

SECOND FLOOR

SECOND FLOOR LANDING

with access to loft space via sliding ladder, partly boarded with light.

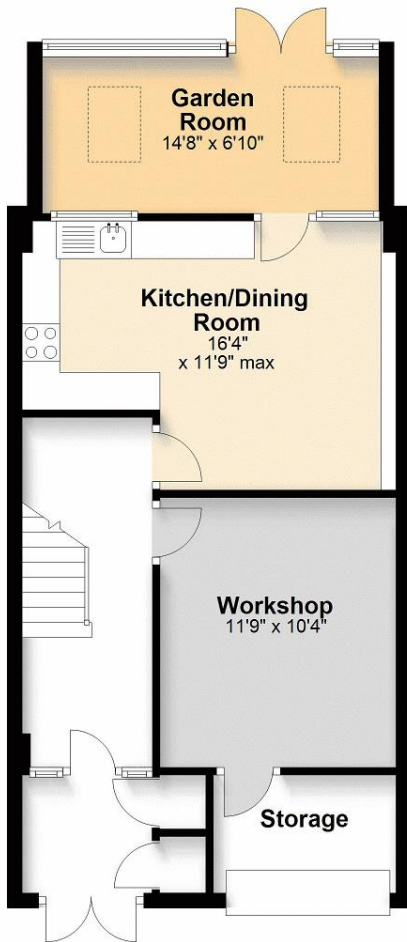
BEDROOM 1 16'7" × 12'10" (5.05m × 3.91m)

max, sealed unit double glazed window, built in double wardrobe, radiator, recessed ceiling lights.



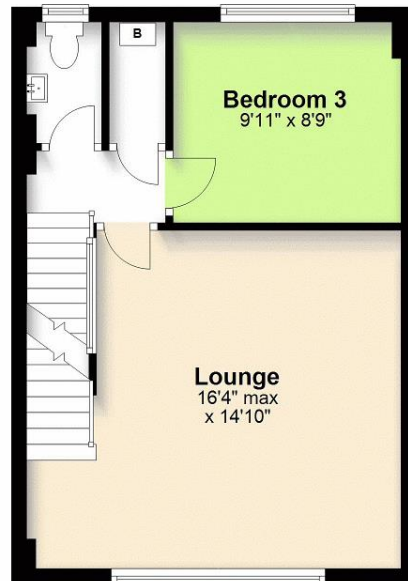
Ground Floor

Approx. 584.5 sq. feet



First Floor

Approx. 390.0 sq. feet



Second Floor

Approx. 414.8 sq. feet



Total area: approx. 1389.4 sq. feet

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

BEDROOM 2 10'6" x 8'10" (3.20m x 2.69m)

sealed unit double glazed window, radiator, built in double wardrobe.

MAIN BATHROOM

white suite comprising panelled bath with mixer tap and shower attachment, shower screen, low level w.c., wash hand basin, mixer tap, double cupboard under, fitted mirror, shaver point, fully tiled walls, extractor fan, towel radiator, ceramic tiled floor, obscure sealed unit double glazed window.

OUTSIDE

FRONT DRIVEWAY

double width, blocked paved with off road parking for four vehicles. Gated pedestrian side access leads to the rear garden.

REAR GARDEN

mainly to laid lawn with patio, timber garden shed and second patio/bbq area. The garden is enclosed by a mature hedge and 1.8m high panel fencing and enjoys a delightful south facing aspect.

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
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