







# NUTCROFT GROVE

FETCHAM, KT22 9LA

**A Character Semi Detached House**  
**Tremendous Potential for Extension (STPP)**  
**No Ongoing Chain**  
**Large South/South West Facing Rear Garden**

**2 Bedrooms Plus Storage Area • Bathroom**  
**Entrance Hall • Separate W.C.**  
**Sitting Room • Dining Room • Kitchen**  
**Ground Floor Shower Room**  
**Modern Boiler and Radiators**  
**Detached Garage**

A CHARACTER SEMI DETACHED HOUSE situated in an excellent corner position within a 15/20 minute walk of Fetcham Village Centre which offers a comprehensive range of local shops for everyday needs including a Supermarket. The area is generally served by an excellent selection of schools including Fetcham Infants School and Oakfield Junior School both within walking distance. The property does require some updating/modernisation although benefits from a recently installed gas central heating system and character features include picture rails, panelled internal doors and open fireplaces. There is tremendous potential for extension/enlargement, if desired, subject to the usual planning consents either by converting the first floor storage area or extending at the rear or side. This is an excellent character house with large secluded garden and an early inspection is highly recommended to avoid disappointment.





## GROUND FLOOR

Double glazed entrance door to:

**COVERED ENTRANCE PORCH**

courtesy light, part glazed panelled front door to:

**ENTRANCE HALL**

radiator, picture rail, understairs storage cupboard, door to:

**SITTING ROOM** 14' × 11'11" (4.27m × 3.63m)

double aspect, central tiled fireplace, radiator, picture rail, sealed unit double glazed window.

**DINING ROOM** 14' × 11'11" (4.27m × 3.63m)

central tiled fireplace with polished wood surround and mantel, radiator, picture rail, sealed unit double glazed sliding patio doors to garden.

**KITCHEN** 9'10" × 7'5" (3m × 2.26m)

double aspect, comprising a range of fitted floor units, contrasting worksurfaces, inset single drainer stainless steel sink unit with mixer tap, free standing cooker & Bosch fridge/freezer, part tiled walls, vinyl floor, shelved larder cupboard, Worcester wall mounted gas fired combination boiler for central heating and domestic hot water, Blomberg fitted washing machine, radiator, sealed unit double glazed window overlooking the garden and door to side.

**SHOWER ROOM** 7'9" × 7'5" (2.36m × 2.26m)

white suite comprising corner shower, Aqualisa shower unit, pedestal wash hand basin, low level w.c., double aspect, feature window, radiator, vinyl floor, 2 appliance spaces.

## FIRST FLOOR

**LANDING**

with picture rail, access to loft, radiator, built in storage cupboard, walk in generous size storage cupboard with light, further rear eaves storage cupboard.

**BEDROOM 1** 13'9" × 11'6" (4.19m × 3.50m)

radiator, sealed unit double glazed window, picture rail, corner tiled fireplace.

**BEDROOM 2** 14' × 11'6" (4.27m × 3.50m)

radiator, sealed unit double glazed window, views over garden, picture rail, corner tiled fireplace.

**BATHROOM**

white suite comprising panelled enclosed bath with Triton electric shower unit, shower rail & curtain, part tiled walls, wash hand basin, medicine cupboard, vinyl floor, heated towel rail.

**SEPARATE W.C.**

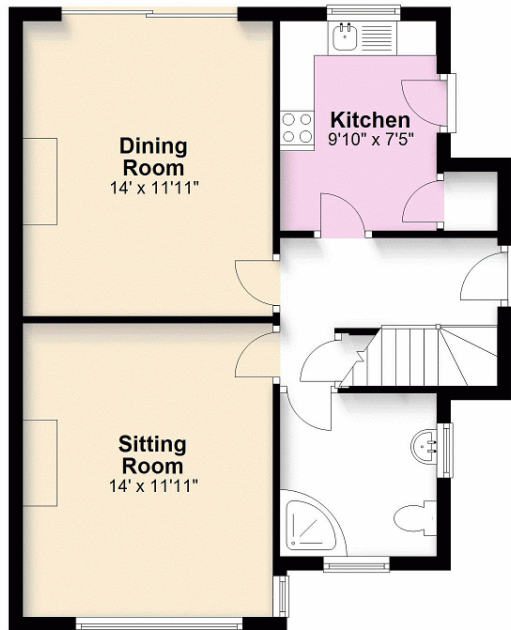
Comprising low level w.c.





## Ground Floor

Approx. 673.8 sq. feet



## Garage

14' x 7'7"



## First Floor

Approx. 459.1 sq. feet



Total area: approx. 1132.9 sq. feet

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

## OUTSIDE

**GARAGE** 14' x 7'7" (4.27m x 2.31m)

up & over door, light, door to side.

### FRONT GARDEN

mainly laid to lawn with surrounding flower beds, partly enclosed by a low picket fence and brick wall, hardsurfaced driveway giving access to the garage and providing off road parking.

### LARGE SOUTH WEST FACING REAR GARDEN

which in our opinion is a delightful feature of the property extending to approximately 100 ft in depth and enjoying a south west facing aspect. Mainly laid to lawn with plumb and apple trees, partly enclosed by 1.8m high panel fencing, conifers and evergreen hedge. There is ample space to extend if desired, subject to the usual planning consents.

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

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

Note 3 - Mole Valley Council District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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## Energy Performance Certificate

Energy Rating  
**D**

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	83
39-54	E		
21-38	F		
1-20	G		



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