





SPRING GROVE, FETCHAM

LEATHERHEAD, KT22 9NN

Attractive Detached Bungalow
Beautifully Presented Accommodation
South Facing Garden

Four Bedrooms • En Suite Shower Room
Main Bathroom • Reception Hall
Lounge with Delightful Aspect over Garden
Dining Room • Kitchen/Breakfast Room
Sealed Unit Double Glazed Windows
Gas Central Heating To Radiators
36' Garage • South Facing Garden

An attractive detached bungalow situated in an established residential road about a mile from Bookham Village and within walking distance of Bookham Common which is easily accessed at the end of The Glade. The accommodation is presented in excellent decorative order throughout and benefits from an en suite shower room, sealed unit double glazed windows and doors, gas central heating to radiators, fitted wardrobes and an attractive lounge overlooking the rear garden. Outside there is a private driveway & turning area, double length garage and delightful south facing rear garden with fruit trees. An early inspection is highly recommended to appreciate this beautifully presented detached bungalow.



GROUND FLOOR

ENCLOSED ENTRANCE PORCH

courtesy light, double glazed front door:

RECEPTION HALL

built in double coats cupboard, heating thermostat control, two further built in storage cupboards, built in airing cupboard housing lagged hot water cylinder with immersion heater, door to:

CLOAKROOM

modern white suite comprising low level w.c., vanity unit inset wash hand basin, mixer tap, fitted mirror, cupboard under, wall cupboard, vinyl floor.

LOUNGE 19'8" × 12'10" (6m × 3.91m)

double aspect, central brick fireplace with stone hearth, polished timber mantel, sealed unit double glazed window, radiator, feature exposed brick wall with range of fitted shelves and storage cupboards, sealed unit double glazed doors with full length windows either side overlooking the garden.

DINING ROOM 11'5" × 9'11" (3.48m × 3.02m)

radiator, sealed unit double glazed window.

KITCHEN/BREAKFAST ROOM 14'11" × 8'9" (4.55m × 2.67m)

fitted with an excellent range of cream fronted wall and floor units, matching granite work surfaces, inset one & half bowl single drainer stainless steel sink unit, mixer tap, breakfast bar, built in eye level double oven & grill, dishwasher, fridge/freezer, inset 4 ring gas hob, extractor hood above, radiator, part tiled walls, under counter lighting, sealed unit double glazed window, vinyl floor, door to garage.

BEDROOM 1 15'9" × 9'11" (4.80m × 3.02m)

sealed unit double glazed window, radiator, 4 double fitted floor to ceiling wardrobes, dressing table, door to:

EN SUITE SHOWER ROOM

white suite comprising fully tiled corner shower cubicle with thermostatic shower unit, sliding glazed door, low level w.c., pedestal wash hand basin, 3 fully tiled walls, fitted mirror, obscure sealed unit double glazed window, vinyl effect floor, heated towel rail, medicine cabinet.

BEDROOM 2 10'1" × 9'10" (3.07m × 3m)

sealed unit double glazed window, radiator, fitted triple floor to ceiling mirror door wardrobe.

BEDROOM 3 9'11" × 7'6" (3.02m × 2.29m)

sealed unit double glazed window, radiator.

BEDROOM 4 11'11" × 8'8" (3.63m × 2.64m)

sealed unit double glazed window, radiator.

MAIN BATHROOM

coloured suite comprising panelled bath, mixer tap, separate fully tiled shower cubicle, thermostatic shower unit, glazed shower door, low level w.c., pedestal wash hand basin, mixer tap, radiator, part tiled walls, fitted mirror, obscure sealed unit double glazed window.





GARAGE 36'5" x 8'2" (11.10m x 2.49m)

electric up & over door, light & power, ideal combination wall mounted gas fired boiler for central heating and domestic hot water, 2 sealed unit double glazed windows and doors to outside.

FRONT GARDEN

The front garden is laid to lawn with a gravel driveway and turning area providing ample parking. A footpath leads down the side of the property with wrought iron pedestrian gates and gives access to the rear garden.

SOUTH FACING REAR GARDEN

The garden enjoys a delightful south facing aspect, mainly laid to lawn extending to approximately 65 feet in depth. The garden is enclosed by 1.8m high panel fencing and mature hedging with shaped flower borders, fruit trees including cherry, apple and plum, timber garden shed, outside tap, sun awning and full width paved patio.

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
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