







## THE STREET

FETCHAM, KT22 9RF

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**Charming Detached Bungalow**  
**Potential for Extension Subject to Planning**  
**Within Easy Access of Fetcham Village**  
**150 ft Secluded Rear Garden**  
**Chain Free**

**Two Double Bedrooms • Lounge**  
**Fitted Kitchen/Breakfast Room**  
**Private Driveway**  
**Gas Central Heating via Radiators**

Situated in a convenient position within easy reach of Fetcham village, the property is AN ATTRACTIVE DETACHED CHARACTER BUNGALOW which occupies an excellent plot with garden extending to approximately 150 ft. The property offers light and spacious accommodation and benefits from gas central heating to radiators and sealed unit double glazed windows. There is a large loft which could be converted as well as ample space to extend/enlarge at the rear, if desired, subject to the usual planning consents. An inspection is highly recommended to appreciate this charming individual detached bungalow with large secluded garden and private double width driveway.





## GROUND FLOOR

### COVERED ENTRANCE PORCH

with courtesy light, part glazed panelled front door to:

### RECEPTION HALL

picture rail, radiator, light wood effect floor, built in airing cupboard housing lagged hot water cylinder with immersion heater, slatted shelves, heating thermostat control, access to insulated and part boarded loft with light, via sliding timber ladder.

### LOUNGE 15'11" × 10'10" (4.85m × 3.30m)

into attractive bay window, two radiators, coved ceiling, central fireplace with timber surround and mantel, sealed unit double glazed leaded light window.

### KITCHEN/BREAKFAST ROOM 15'6" × 10'10" (4.72m × 3.30m)

fitted with a range of wall and floor units with white work surfaces, inset single drainer single bowl stainless steel sink unit with mixer tap, plumbing and space for washing machine and dishwasher, built in Whirlpool electric oven, inset 4 ring Whirlpool gas hob, extractor hood above, part tiled walls, sealed unit leaded light double glazed windows, concealed lighting, appliance space, double radiator, folding breakfast table, light wood effect floor, Potterton programmer control, sealed unit leaded light double glazed doors to garden, walk in cupboard with fitted double storage cupboard, Potterton gas fired boiler for central heating and domestic hot water, tiled floor.

### BEDROOM 1 14' × 9'10" (4.27m × 3m)

rear aspect, sealed unit leaded light double glazed window, double radiator, coved ceiling.

### BEDROOM 2 13'4" × 10'10" (4.06m × 3.30m)

into attractive bay window, front aspect, sealed unit leaded light double glazed window, double radiator, coved ceiling.

### FAMILY SHOWER ROOM

white suite comprising extra wide double shower with fixed glazed screen, thermostatic shower unit, vanity unit, wash hand basin with mixer tap, double cupboard under & to side, low level w.c. with concealed cistern, part tiled walls, tiled floor, sealed unit leaded light double glazed window, fitted mirror, towel radiator, extractor fan, recessed ceiling lights.

## OUTSIDE

### BLOCK PAVED DRIVEWAY

provides additional off-road parking for two vehicles. Small area of lawn to side, conifers and evergreens, picket fence, pedestrian gate plus 5 bar gate. A footpath leads down the side of the property and gives access to the rear garden.

### GARDEN

which in our opinion is an excellent size extending to approximately 150 ft, mainly laid to lawn with apple trees, cherry tree, climbing rose, variety of evergreens including holly and conifers. There are two timber garden sheds, Summerhouse, paved patio with security light and to the side of the property a built in store, outside cold water tap and courtesy light.

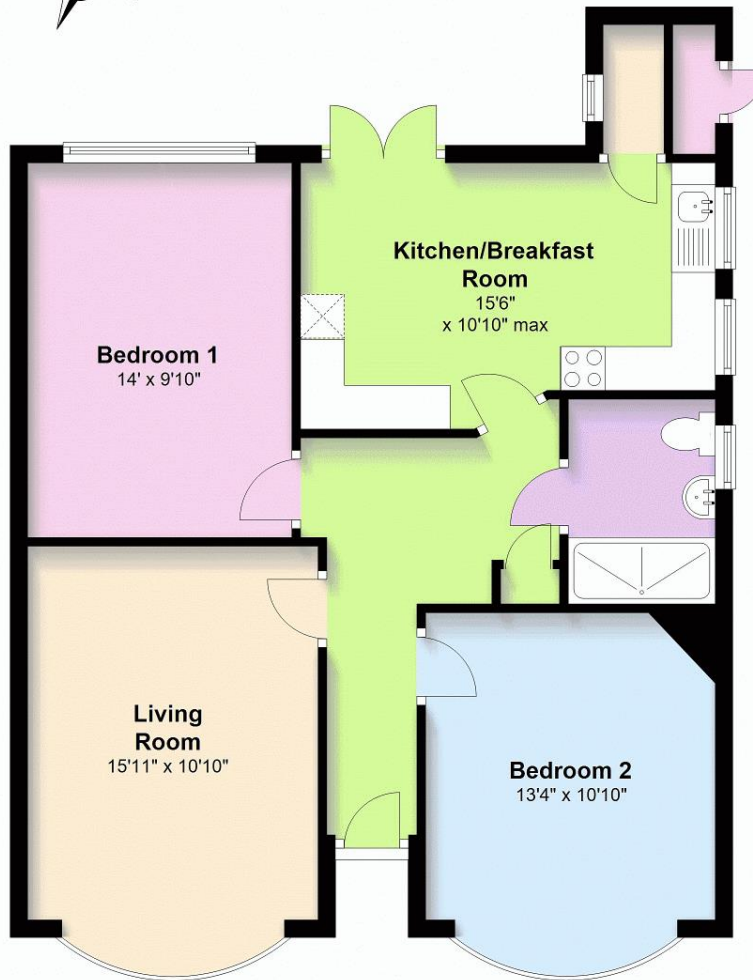






## Ground Floor

Approx. 737.5 sq. feet



Total area: approx. 737.5 sq. feet

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.

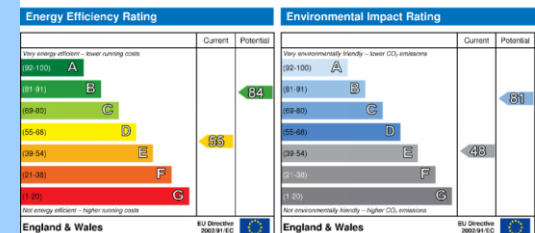
NOTE 3 - Council Tax Band E - Mole Valley District Council.

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



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