HUGGINS EDWARDS & SHARP

BADINGHAM DRIVE, FETCHAM, KT22 9EU

£1,000,000 FREEHOLD

BADINGHAM DRIVE
FETCHAM, KT22 9EU

An Attractive Detached Bungalow
Situated In a Highly Regarded Location

No Ongoing Chain • Reception Hall
Study • Drawing Room
Dining Room With Vaulted Ceiling
Kitchen/Breakfast Room • Utility Room
Sun Room • Approx 2282 Sq Ft
Principal Bedroom With En-suite Bathroom
Two Further Double Bedrooms
Family Bathroom • Double Glazed Windows
Double Garage • Patio
South Facing Rear Garden

The property is AN ATTRACTIVE DETACHED BUNGALOW which having been extended now provides excellent light and deceptively spacious accommodation all beautifully presented comprising reception hall with built-in storage cupboards, study which opens into a large dining room with feature semi-vaulted ceiling and double doors leading into drawing room with marble fireplace and wide hearth. The double doors give the option to open the reception rooms together providing a large space ideal for entertaining. There is a principal bedroom with en-suite bathroom, two further good size bedrooms all with built-in wardrobes and a family bathroom. (Originally one of the bedrooms was two bedrooms and this could be re-instated if required). The kitchen/breakfast room has been re-fitted with an excellent range of high gloss white wall and floor units with contrasting black granite work surfaces and there is a useful utility room with door to garden. At the rear of the property there is a sun room which as well as providing extra space takes full advantage overlooking the south facing rear garden. The property has been in the ownership of the family for approximately 36 years. An internal inspection is highly recommended.

GROUND FLOOR

Solid front door with obscure sealed unit double glazed side window to:

RECEPTION HALL 11'1" × 6'11" (3.38m × 2.11m)
with warm air vent, coved ceiling, two double built-in storage cupboards, glazed door to:

STUDY 15'8" × 9'10" (4.77m × 3m)
coved ceiling, heating thermostat control, space for desk, door to drawing room, wide opening to:

DINING ROOM 16'4" × 11'10" (4.98m × 3.61m)
featuring a semi-vaulted ceiling with Velux window and large sealed unit double glazed window, part glazed double doors opening to:

DRAWING ROOM 22'2" × 12'1" (6.76m × 3.68m)
with sealed unit double glazed window, electronic curtain rail, marble fireplace with polished wood mantle and display shelves, wide polished hearth, coved ceiling, wall light points, glazed door to reception hall.

MODERN KITCHEN/BREAKFAST ROOM 15'3" × 8'10" (4.65m × 2.69m)
with excellent range of high gloss fronted wall and floor units with contrasting granite work surfaces, inset enamel sink unit, mixer tap, part tiled walls, sealed unit double glazed window, built-in eye level Bosch double fan assisted oven, 5-ring gas hob with stainless steel extractor/chimney hood over, plumbing and space for dishwasher, sealed unit double glazed window, polished porcelain tiled floor, deep pan drawers, door to:

UTILITY ROOM
with butler's sink, work surface, space for washing machine, fully tiled walls, vinyl floor, gas fired boiler for central heating, sealed unit double glazed window and door to outside.

INNER HALL
Access to insulated and partly boarded loft with light via sliding aluminium ladder, built in airing cupboard housing lagged hot water cylinder with immersion heater.

PRINCIPAL BEDROOM 16'1" × 12'4" (4.90m × 3.76m)
max, fitted mirror door wardrobes, sealed unit double glazed window.

EN-SUITE BATHROOM
with suite comprising panelled bath, pedestal wash hand basin, low level w.c., warm air vent, Dimplex wall mounted electric heater, chromium plated heated towel rail/radiator, medicine cabinet with mirror door, shaver point, part vaulted ceiling with Velux style window.

FAMILY BATHROOM
with panelled bath, mixer tap, electric Mira shower unit, vanity unit with inset wash hand basin, low level w.c., fully tiled walls, Dimplex wall mounted electric heater.

BEDROOM 2 15'6" × 13'11" (4.72m × 4.24m)
max, sealed unit double glazed window, display shelf, built-in double wardrobe.

BEDROOM 3 15'7" × 10'6" (4.75m × 3.20m)
max, fitted triple floor to ceiling wardrobe with sliding doors. Door to:

SUN ROOM
with electric sun blind, sealed unit double glazed windows.

Ground Floor

Approx. 2284.3 sq. feet

Total area: approx. 2284.3 sq. feet

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

OUTSIDE

DRIVEWAY
providing ample parking and giving access to:

DOUBLE GARAGE
with electronic up and over door, light and power plus useful storage area, gas and electric meters.

FRONT GARDEN
mainly laid to lawn. Pedestrian gate to rear garden.

SOUTH FACING REAR GARDEN
mainly laid to lawn with flower beds, variety of shrubs, plants and evergreens, raised central flower bed, rockery, patio, outside cold water tap, paved footpath giving side pedestrian access. The garden provides an excellent setting to the property and is enclosed by panel fencing and mature hedges and enjoys a delightful south facing aspect. From the end of the garden there are views to the rear of the property and beyond as far as the eye can see.

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are all connected to this property.
Note 3 - Council Tax Band G - Mole Valley District Council.

VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS SOLE AGENTS
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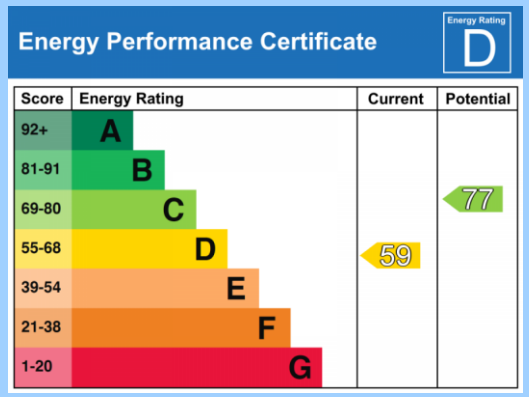

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