



DETACHED CHALET

3 BATH/SHOWER ROOMS

SELF CONTAINED ANNEXE

100' REAR GARDEN

4 DOUBLE BEDROOMS

NO ONWARD CHAIN

Christies Residential are pleased to offer for sale this extended 4 double bedroom 3 bath/shower room detached chalet bungalow which incorporates a Self Contained Annexe. The property is situated in a Sought After road within walking distance of Fetcham Village and local schools. The property benefits from: no onward chain, 23' x 20' lounge/dining room, 15' x 14' fitted kitchen, conservatory, second kitchen in the annexe, own driveway with parking for several cars and a secluded 100' rear garden. Further extension potential (STPP)

**School Lane, Fetcham, Surrey,
KT22 9JU**

Guide Price £975,000

Recessed Porch

Entrance Hall

Via glazed front door. Under stairs storage cupboards.

Lounge/Dining Room

23.5" X 20.3" (7.16m X 6.19m)

Feature fireplace. Double glazed window. Open to:

Conservatory

11.3" X 10.5" (3.44m X 3.2m)

Double glazed sides & roof. French doors to rear garden. Wood floor.

Fitted Kitchen/Breakfast Room

15.11" X 14.11" (4.61m X 4.3m)

Double glazed window over looking rear garden. Extensive range of fitted wall & base units with inset 1 & 1/2 stainless steel sink. Built in electric oven & gas hob with extractor over. Space for fridge/freezer. Space & plumbing for washing machine, tumble dryer & dishwasher. Wood effect floor.

Bedroom 3

13.9" X 12" (4.24m X 3.66m)

Double glazed bay window. Fitted wardrobes.

Family Bathroom

Obscure double glazed window. Matching white suite comprising: panel enclosed bath with wall mounted shower, vanity unit with inset wash hand basin & low level WC. Vinyl floor. Tiled walls. Airing cupboard housing water tank.

Bedroom 4/Annexe Bedroom

13.1" X 12.6" (3.99m X 3.84m)

Double glazed bay window. Fitted wardrobes. Door to:

Annexe Reception/Fitted Kitchen

19.4" X 7.4" (5.91m X 2.26m)

Double glazed bay window. Door to side giving independent access. Kitchen area with range of wall & base units. Inset sink. Built in electric oven & hob. Integrated washer/dryer and fridge. Amtico flooring. Door to:

En-Suite Shower/Wet Room

Obscure double glazed window. Matching white suite comprising: Large walk in shower, wash hand basin & low level WC. Tiled walls & floor. Bathroom cabinet.

First Floor Landing

Bedroom 1

21.8" X 12.6" (6.64m X 3.84m)

Double glazed window. Fitted wardrobes

Bedroom 2

22.11" X 13.1" (6.74m X 3.99m)

Double glazed window. Fitted wardrobes.

Upstairs Family Bathroom

Obscure double glazed window. Matching white suite comprising: panel enclosed bath with wall mounted shower, pedestal wash hand basin & low level WC. Tiled walls.



Own Driveway
With off street parking for several cars

Rear Garden
(100' Approx) Secluded to rear. Decked patio . mainly
laid to lawn with wood panel fencing. Timber shed.
Side gates to front garden.

FURTHER EXTENSION POTENTIAL (STPP)

LOCAL AUTHORITY
Mole Valley District Council

COUNCIL TAX
Tax Band G

TENURE
Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		83
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 2000 sq ft – 186 sq m
 Ground Floor Area 1358 sq ft – 126 sq m
 First Floor Area 642 sq ft – 60 sq m



IMPORTANT NOTES - PLEASE READ
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.