



**HE** HUGGINS  
EDWARDS  
& SHARP

GATESDEN ROAD, FETCHAM, KT22 9QR  
£680,000 FREEHOLD





## GATESDEN ROAD FETCHAM, KT22 9QR

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**An Individual Detached Chalet Style House  
Highly Regarded Location  
Delightful Rear Garden**

**No Ongoing Chain • 2 Double Bedrooms  
Ground Floor Bedroom 3/ Family Room  
Shower Room • Entrance Hall  
Triple Aspect Lounge/Dining Room  
Fitted Kitchen • Gas Central Heating  
Double Glazed Windows • Garage  
Private Driveway • Paved Patio  
Good Size Rear Garden Extending to 80ft Approx.**

An individual detached chalet style house situated in an established and highly regarded location within easy reach of Fetcham Village Centre which offers a range of local shops for everyday needs. Also situated within walking distance of Fetcham Infants School and Oakfield Junior School, Bookham Village is approximately 1.5 miles distant. The accommodation is flexible with 2 double bedrooms on the first floor, bedroom 3/family room on the ground floor, shower room, triple aspect lounge/dining room and fitted kitchen overlooking the garden. Outside there is a private driveway, garage and delightful garden with paved patio which extends to approximately 80 ft in depth.





## GROUND FLOOR

### ENTRANCE HALL

Part glazed front door, radiator, heating thermostat control, door to:

**FAMILY ROOM/BEDROOM 3** 12'5" × 10'9" (3.78m × 3.28m)  
into bay window, radiator.

### FULLY TILED SHOWER ROOM

White suite comprising wide shower cubicle, glazed screen, thermostatic shower, low level w.c., pedestal wash hand basin, medicine cabinet, tiled floor, radiator, fitted mirror, fitted light, built in airing cupboard housing hot water cylinder, immersion heater.

**LOUNGE/DINING ROOM** 28'2" × 12'11" (8.59m × 3.94m)

A triple aspect room with sliding patio doors overlooking the garden. 2 radiators, wall light points, fireplace with polished wood mantel and surround.

**FITTED KITCHEN** 12'10" × 8'7" (3.91m × 2.62m)

max, fitted with a range of light wood effect wall & floor units, contrasting work surfaces, inset double drainer single bowl stainless steel sink unit, mixer tap, built in eye level stainless steel Belling double oven & grill, inset stainless steel 4 ring gas hob, concealed extractor fan, Hotpoint fridge/freezer, Siemens washing machine, wall mounted Worcester gas fired boiler for central heating and domestic hot water, heating programmer control, double aspect, half glazed door to garden.

## FIRST FLOOR

### FIRST FLOOR LANDING

access to partly boarded loft, via sliding ladder.

**BEDROOM 1** 13'2" × 13'2" (4.01m × 4.01m)

max, front aspect, radiator, 2 triple fitted wardrobes, dressing table, fitted mirror & light.

**BEDROOM 2** 13'1" × 11'8" (3.99m × 3.56m)

max, rear aspect, radiator, fitted shelves, access to eaves storage area.

## OUTSIDE

**GARAGE** 15'4" × 8' (4.67m × 2.44m)

up & over door, light & power, personal door to rear.

### FRONT GARDEN

The front boundary is marked by a low retaining brick wall, mainly laid to lawn with mature shrubs and plants, paved driveway, pedestrian side access and gate leads to the rear garden.

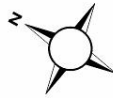
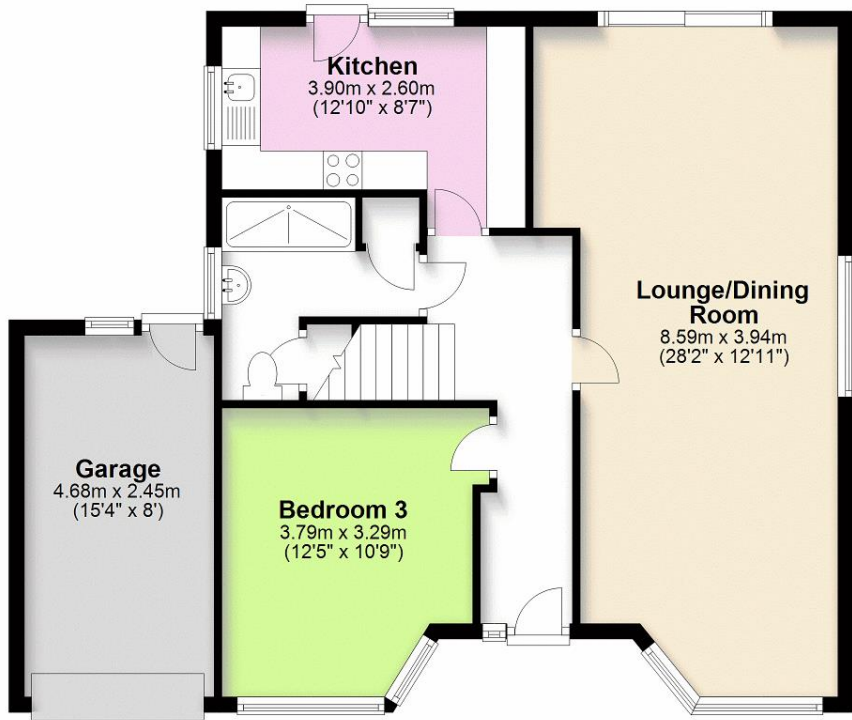
### REAR GARDEN

The rear garden is mainly laid to lawn with shaped flower beds and a variety of mature shrubs & plants, 2 apple trees and bay tree. There is a paved patio with hard surfaced area to side, low retaining wall, raised colourful flower beds. Outside cold water tap, aluminium framed greenhouse, 2 timber garden sheds. The garden extends to approximately 80 ft in depth and is enclosed by close boarded panel fencing.

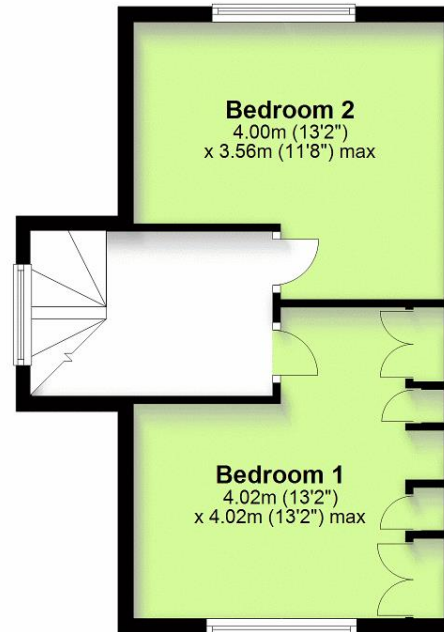




**Ground Floor**  
Approx. 77.3 sq. metres (832.1 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 110.3 sq. metres (1187.0 sq. feet)

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

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 Tax Band F.  
Note 4 - Please note there is no onward chain with this property.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		



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