



**Bickney Way, Fetcham, KT22 9QQ**

**£439,950**

**\*\* GREAT FIRST TIME OR INVESTMENT PURCHASE \*\* TWO BEDROOM END TERRACE PROPERTY  
\*\* SINGLE GARAGE \*\* PRIVATE REAR GARDEN \*\* WELL PROPORTIONED ROOMS TO BOTH  
FLOORS \*\* END OF CHAIN \*\***





# 17 Bickney Way, Fetcham, Surrey, KT22 9QQ

A well-presented 2 bedroom semi detached house offering an excellent size rear garden, situated within easy reach of Fetcham Village centre.

\* Fridge freezer, washing machine/ dryer appliances included

## ENTRANCE HALL

Doors to ground floor rooms and stairs to first floor

## LOUNGE AREA 15'5" x 12'1" (4.7 x 3.7)

Carpet flooring, double glazed side window, doors to corner storage cupboard and sliding double glazed patio doors to rear garden

## KITCHEN AREA 9'10" x 5'10" (3.0 x 1.8)

Double glazed window to front, a range of matching wall and base units with work surfaces over, gas hob, electric oven, sink unit, space for tall fridge freezer\*, space and plumbing for washing machine\*

## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM 12'1" x 9'2" (3.7 x 2.8)

Double glazed window, carpet flooring and fitted wardrobe with mirrored sliding doors

## BEDROOM 12'1" x 8'6" (3.7 x 2.6)

Double glazed window, carpet flooring and fitted wardrobe

## BATHROOM

Matching three piece bathroom suite (bath with shower, toilet and sink) tiled surrounds and frosted double glazed window

## OUTSIDE

Private rear garden with lawned and decked area, fully enclosed by panel fencing with side gated access

## GARAGE

Single garage with up and over door in nearby block









