



3 BEDROOM SEMI

NO ONWARD CHAIN

CENTRAL HEATING/DOUBLE GLAZING

26' LOUNGE

OFF ST PARKING + GARAGE

120' GARDEN - SUMMERHOUSE

Christies Residential are pleased to offer for sale this 3 bedroom semi detached property situated in a popular Cul-De-Sac. The property benefits from: no onward chain, double glazing, gas central heating, 26' lounge/dining room, fitted kitchen, upstairs bathroom & separate WC, off street parking, shared driveway to detached garage & landscaped 120' rear garden with summerhouse.

Gas Central Heating Via Radiators - Covered Porch

Entrance Hall

Via double glazed door. Obscure double glazed flank window. Wood floor.

Lounge/Dining Room

26' 7" X 15' 4" (8.10m X 4.67m)

Double glazed bay window to front aspect. Feature brick fireplace with fitted coal effect gas fire. Three double glazed French doors to rear garden.

Fitted Kitchen

11' 0" X 8' 9" (3.35m X 2.67m)

Double glazed window. Range of wood fronted wall & base units with glass display units and built in sink. Freestanding: electric cooker, washing machine, dishwasher & fridge/freezer. Wall mounted 'Worcester Bosch' boiler. Wood floor. Double glazed door to rear garden.

First Floor Landing

Double glazed flank window. Access to loft via pull down ladder.

Bedroom 1

12' 1" X 11' 6" (3.68m X 3.51m)

(Measured to wardrobes) Double glazed window. Range of fitted wardrobes to one wall. Matching dressing unit.

Bedroom 2

13' 2" X 11' 9" (4.01m X 3.58m)

Double glazed window over looking rear garden. Fitted cupboard.

Bedroom 3

8' 10" X 7' 1" (2.69m X 2.16m)

Double glazed window over looking rear garden. Fitted cupboard.

Family Bedroom

Obscure double glazed window. Matching blue suite comprising panel enclosed bath with wall mounted mixer shower & matching wash hand basin. Wood floor.

Separate WC

Obscure double glazed window. Low level WC. Wood floor.

OUTSIDE

Front Garden

Lawned with picket fencing. Side gate to rear garden.

Off Street Parking To The Front

Detached Garage

Via shared driveway. Up & over door. Power & light.

Landscaped Rear Garden

(Approx) Raised patio. mainly laid to lawn with mature shrubs & bushes. Apple tree. Greenhouse. Timber shed.

Summerhouse

With power & light



EXTENSION POTENTIAL


To rear & loft

Council Tax

Tax Band D - Mole Valley District Council

Tenure

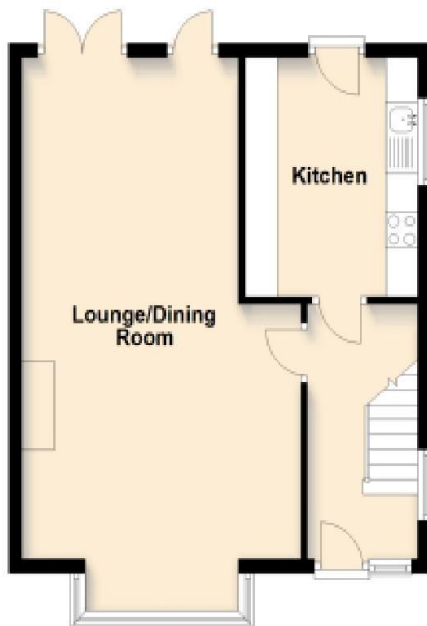
Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		82
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

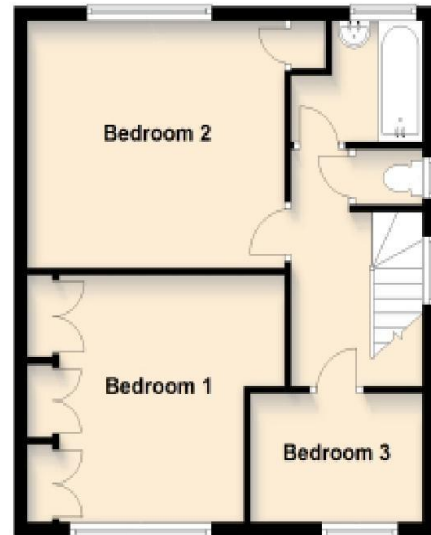




Ground Floor
Approx. 621.5 sq. feet



First Floor
Approx. 468.4 sq. feet



Total area: approx. 1090.9 sq. feet

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

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.



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