



**EXTENDED 2 BEDROOM  
FITTED KITCHEN/DINING ROOM  
GAS CENTRAL HEATING**

**DOUBLE GLAZING, LOUNGE  
REFITTED UPSTAIRS BATHROOM  
55' SUNNY REAR GARDEN**

**Christies Residential are pleased to offer for sale this immaculate extended 2 bedroom terraced house situated in a popular road within walking distance of Fetcham Village. The property benefits from: double glazing, gas central heating, 14' 3" x 12'10" lounge, fitted kitchen, 12' dining room with beamed ceiling, refitted upstairs family bathroom, large front garden that subject to planning could have off street parking added and 55' approx rear garden with Summerhouse.**

**Warrenne Road, Fetcham, Surrey,  
KT22 9UQ**

**£449,950**

### Entrance Hall

Via new double glazed front door. Double glazed side window.

### Lounge

14.3" X 12.1" (4.36m X 3.69m)

Double glazed window to front aspect. Built in entertainment unit with storage to the rear. Under stairs storage cupboard. New flooring.

### Fitted Kitchen

14.2" X 7.9" (4.33m X 2.41m)

Refitted with a range of modern wall & base units with inset coloured sink and breakfast bar. Cupboard housing wall mounted 'Glow worm boiler'. Built in electric oven & microwave. Induction hob with extractor over. Integrated dishwasher & washing machine. Space for freestanding fridge/freezer. New flooring. Open to:

### Dining Room

12.1" X 10.1" (3.69m X 3.08m)

Double glazed windows and French doors to rear garden. Feature beamed ceiling. New flooring. First Floor

### Landing

Access to loft via pull down ladder.

### Bedroom

11.1" X 9.1" (3.38m X 2.77m)

Two double glazed windows to front aspect. Range of built in fitted wardrobes to the length of one wall. (Measured wall to wall).

### Bedroom 2

7' 11" X 7' 0" (3.38m X 2.99m)

Double glazed window overlooking rear garden. Fitted wardrobe.

### Refitted Family Bathroom

New obscure double glazed window. New white suite comprising: shower bath with fitted screen & rain head shower, further hand shower, vanity unit with inset wash hand basin & low level WC. Part tiled walls with bathroom cabinet & shelving. Tiled floor.

### Long Front Garden

Fronting onto a green. (Subject to planning off street parking could be added to the front.) Paved & slate chips for minimum maintenance with mature tree, flower & shrub borders. Hedgerow & picket fence.

### Rear Garden

55" Approx. (16.76m approx.)

South West Facing

Patio area. outside tap. Laid to lawn with wood panel fencing. Summerhouse to rear.

### COUNCIL TAX

Band 'D' Mole Valley

### TENURE

Freehold

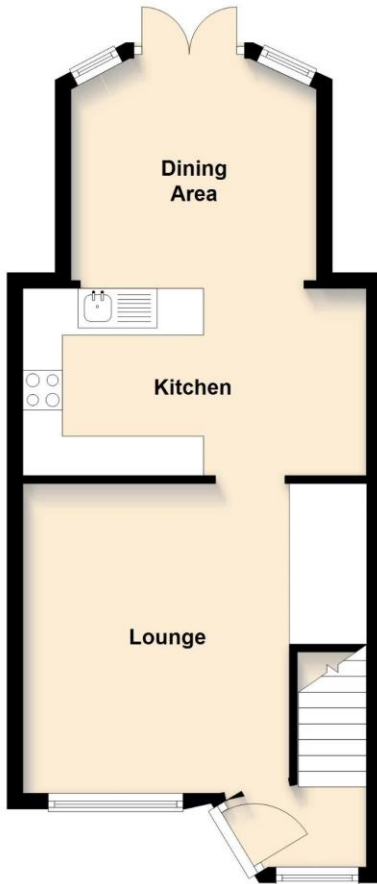




	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

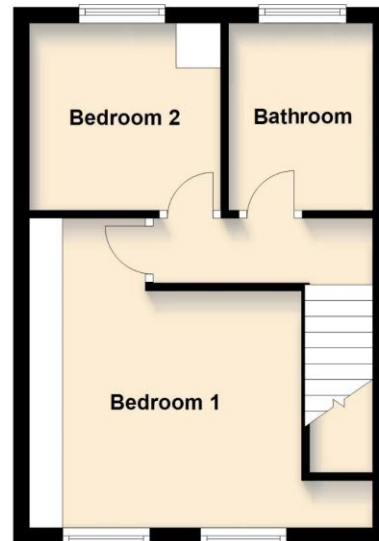
### Ground Floor

Approx. 408.6 sq. feet



### First Floor

Approx. 299.1 sq. feet



Total area: approx. 707.7 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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