



**EXTENDED 3 BED SEMI
2 BATH/SHOWER ROOMS
EXTENSION POTENTIAL**

**NO CHAIN - NEEDS UPDATING
INTEGRAL DOUBLE GARAGE
160' REAR GARDEN**

Christies Residential are pleased to offer for sale this extended 3 bedroom 2 bath/shower room freehold house situated in a sought after road. Whilst in need of some updating the property benefits from: no chain, 160' rear garden, double glazing, gas central heating, 23' lounge/dining room, 10' x 10' kitchen, 15' family room, down stairs shower room, upstairs family bathroom, own driveway to integral double garage. Extension potential as this is one of the only houses in the road that has not yet extended over the garage.

**Hazel Way, Fetcham, Surrey,
KT22 9QF**

£695,000

Entrance Hall

Via double glazed door with covered porch. Under stairs cupboard.

Lounge/Dining Room

12.8" X 11.9" (3.9m X 3.63m)

Double glazed bay window. Double glazed French doors.

Fitted Kitchen

10.7" X 10" (3.26m X 3.05m)

Double glazed window over looking rear garden. Range of wood fronted wall & base units with inset double bowl stainless steel sink. Freestanding cooker & 'Bosch' washing machine. Space for fridge/freezer. Wall mounted central heating boiler.

Family Room

15.4" X 11.8" (4.69m X 3.6m)

Double glazed back door and picture window over looking rear garden. Personal door to garage. sliding door to:

Shower Room

In need of updating. Dual aspect obscure double glazed windows. Tiled walls. Walk in shower cubicle (shower in need of repair). Wash hand basin. Low level WC.

First Floor Landing

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

Bedroom 1

11.9" X 11.4" (3.63m X 3.47m)

Double glazed window.

Bedroom 2

11.4" X 9.1" (3.47m X 2.77m)

Double glazed window overlooking rear garden. Airing cupboard housing water tank.

Bedroom 3

8.7" X 5.11" (2.65m X 1.56m)

Double glazed window.

Family Bathroom

6.11" X 6" (1.86m X 1.83m)

Obscure double glazed window. Matching white suite comprising: panel enclosed bath, wash hand basin & low level WC. Heated towel rail.

Front Garden

Attractive sculptured hedge. lawned with mature flower borders.

Own Driveway

Integral Double Garage

15.6" X 15.2" (4.75m X 4.63m)

Up & over door + front door. Double glazed personal door. Power & light.

Rear Garden

160" X " (48.77m X m) Approx

Patio. Outside tap. Mainly laid to lawn with mature shrubs & borders. Several fruit trees including Bramley apple and two other eating apple trees. Grapevine. Ornamental pond. Two timber sheds.

COUNCIL TAX

Tax Band 'E' Mole Valley District Council

TENURE

FREEHOLD





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

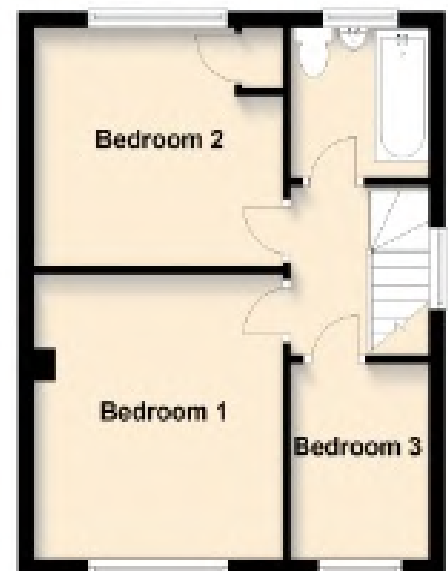
Ground Floor

Approx. 77.8 sq. metres (837.0 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 112.0 sq. metres (1205.1 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.



Christies Residential Ltd
1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
sales@christiesmail.co.uk lettings@christiesmail.co.uk