



**3 BEDROOM DETACHED  
SIDE EXTENSION POTENTIAL  
CONSERVATORY**

**DOWNSTAIRS CLOAKROOM  
28' LIVING ROOM + 10' KITCHEN  
INTEGRAL DOUBLE GARAGE**

Christies Residential are pleased to offer for sale this 3 bedroom freehold detached house situated in a sought after Cul de sac in the Howard of Effingham catchment area. The property benefits from: gas central heating, enclosed porch, cloakroom, 28' living room, double glazed conservatory, modern kitchen, upstairs modern family bathroom, own driveway for several cars leading to integral double garage and 45ft x 40ft rear garden. The property comes with lapsed planning permission for a side extension and garage conversion.

**17 The Green, Fetcham, Surrey,  
KT22 9XE**

Offers In Excess of **£699,950**



Enclosed Porch  
Via double glazed door.

Entrance Hall  
Via part glazed door. Double glazed windows to the side. Under stairs storage. Wood effect flooring.

Cloakroom  
Obscure double glazed window. Matching vanity unit with inset wash hand basin & low level WC. Heated towel rail. Tile effect floor

Living Room  
28.9" X 13.4" (8.81m X 4.08m)  
Double glazed bay window to front aspect. Serving hatch. Wood effect flooring. Double glazed patio doors to:

Double Glazed Conservatory  
10.2" X 9.6" (3.11m X 2.93m)  
Double glazed with two sets of French doors. Fitted blinds. Polycarbonate roof. Wood effect flooring.

Fitted Kitchen  
9.9" X 9.9" (3.02m X 3.02m)  
Double glazed window overlooking rear garden. Range of modern fitted wall & base units with inset 1 & 1/2 sink unit and runway lights. Built in electric oven and ceramic hob with extractor over. Integrated fridge and dishwasher. Slate effect tiled floor. Personal door to:

Integral Double Garage  
17" X 16.2" (5.18m X 4.94m)  
Pitched roof with storage. Electric up & over doors. Power & light. Personal door and windows to rear garden. Sink unit. Space for fridge/freezer. Plumbing for washing machine & tumble dryer. Wall mounted central heating boiler.

First Floor Landing  
Double glazed flank window. Loft access. Airing cupboard with water tank and pump for shower.

Bedroom 1  
14.2" X 12.1" (4.33m X 3.69m)  
Dual aspect double glazed windows. Fitted double wardrobe. Fitted air conditioner.

Bedroom 2  
13.9" X 9.6" (4.24m X 2.93m)  
Double glazed window overlooking rear garden. Fitted double bedroom

Bedroom 3  
9.7" X 8.1" (2.96m X 2.47m)  
Double glazed window to front aspect.

Family Bathroom  
Obscure double glazed window. Matching suite comprising: shower bath with wall mounted power shower & screen over, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Slate tiled effect flooring

Front Garden  
Mainly laid to lawn. Side gate to rear garden.

Own Driveway  
With off street parking for several cars leading to a double garage.

Rear Garden  
45' x 40' (12.18m x 12.18m) Approx  
Patio. Mainly laid to lawn with mature borders. Timber shed with power and light.

Annual Grounds Charge  
£90 Per Annum to maintain the grounds outside the property,

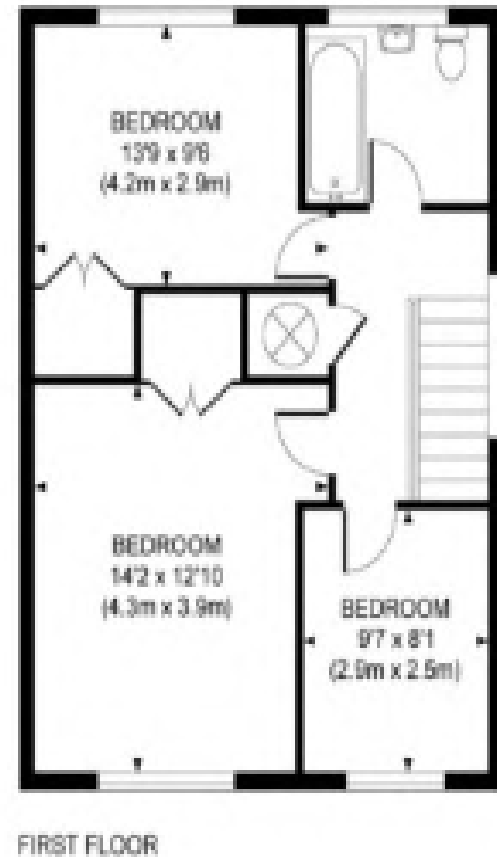
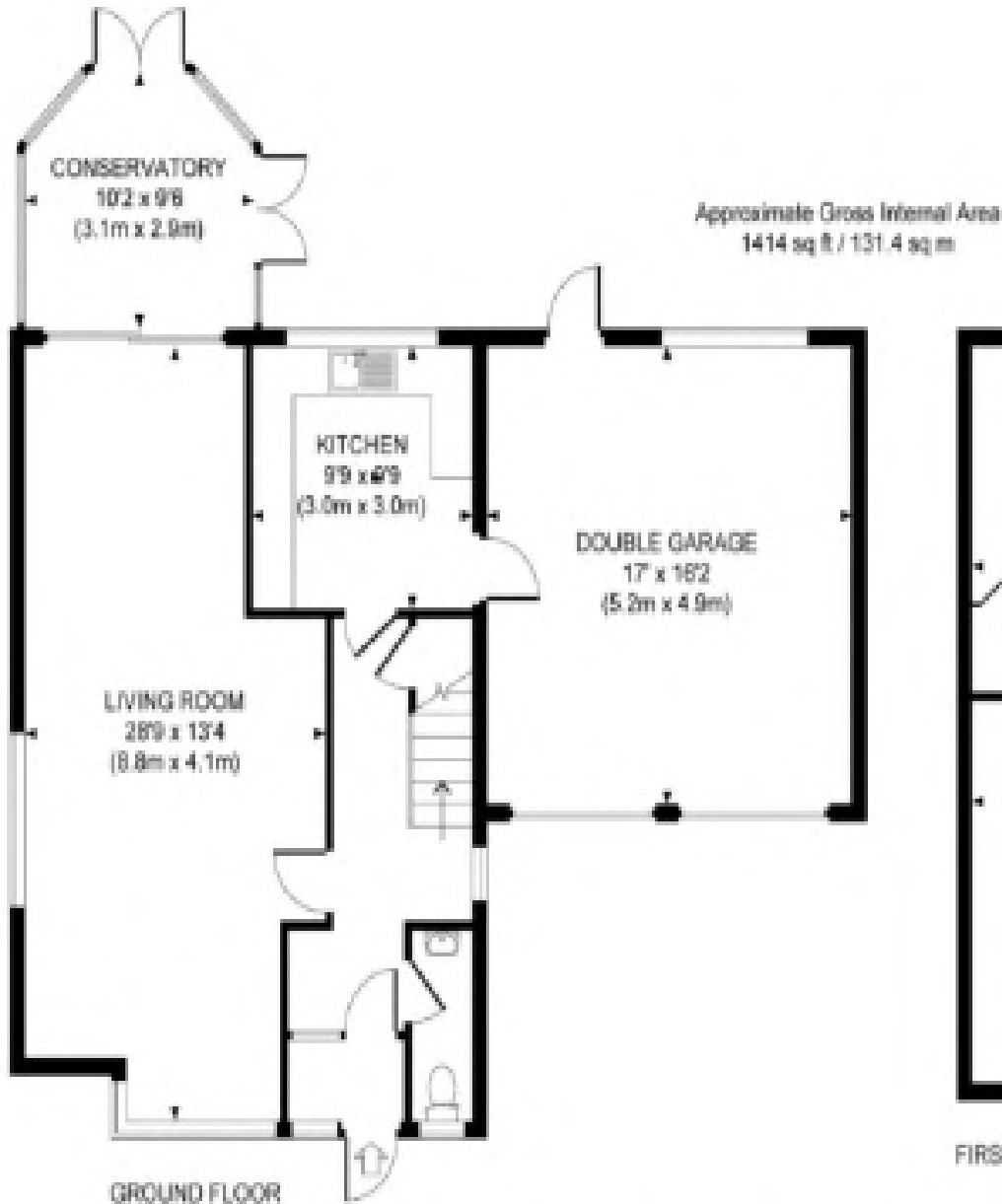
**SIDE EXTENSION POTENTIAL**  
Subject to renewed planning permission. In 2010 planning permission was gained for a first floor extension and garage conversion. This has now elapsed. (Plans are available when view in)







	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(56-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### 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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