



**EXTENDED 3 BEDROOM
IN NEED OF UPDATING
NO ONWARD CHAIN**

**GAS CENTRAL HEATING
OWN DRIVEWAY TO GARAGE
120' REAR GARDEN**

Christies Residential are pleased to offer for sale this extended 3 bedroom semi detached bungalow situated within walking distance of Fetcham Village. The property is in need of updating but benefits from: no onward chain, gas central heating via radiators, mainly double glazed, 27' extended lounge, extended kitchen/dining room, family shower room, wooden staircase to bedroom 3 with en-suite cloakroom, front garden, own driveway with off street parking for several cars, detached garage and 120' mature rear garden.

**3 Cock Lane, Fetcham, Surrey,
KT22 9TT**

£549,950

Gas Central Heating Via Radiators

Recessed Porch

Entrance Hall
Via part glazed door

Extended Lounge
27.3" X 11.1" (8.32m X 3.38m)
Double glazed French doors. Open fireplace with wood surround.

Extended Kitchen/Dining Room
24.6" X 10.1" (7.5m X 3.08m)
Double glazed side window & door. Single glazed picture window over looking rear garden. Ceiling fan & side lights. Fitted wall & base units with stainless steel sink. Space for cooker with gas point. Space & plumbing for washing machine. Wall mounted 'Valliant' central heating boiler.

Bedroom 1
16.7" X 9.8" (5.09m X 2.99m)
(Measured to wardrobes) Double glazed bay window. Range of fitted wardrobes to the length of one wall.

Bedroom 2
9.8" X 6.5" (2.99m X 1.98m)
Double glazed window. Cupboard housing circuit breakers. Fitted wardrobes to one corner.

Family Shower Room
Obscure double glazed window. Double walk in shower (Large enough to replace with bath if preferred) vanity unit with inset sink & matching WC. Tiled floor.

Bedroom 3
13.10" X 13.3" (4.05m X 3.99m)
Via wooden stair case. (Was a loft room converted with building regulations) 3 Velux windows.

En-Suite Cloakroom
Matching wash hand basin & WC. Eaves cupboard.

Front Garden
Laid to Lawn.

Own Driveway
With off street parking for several cars. Wooden side gate.

Detached Garage
In need of repair. Power & Light. Via double doors on side access. Outside tap.

Rear Garden
(120' Approx) Patio. Ornamental well. Laid to lawn with wood panel fencing and mature bushes/shrub/flower borders. Fruit trees including eating & cooking apples. Blackberry bushes.

LOCAL AUTHORITY
Mole Valley District Council

COUNCIL TAX
Tax Band D

TENURE
Freehold





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

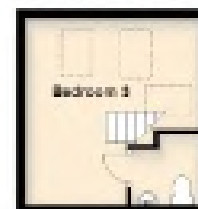
Ground Floor

Approx. 88 sq. metres (2397 sq. ft.)



First Floor

Approx. 14.1 sq. metres (151 sq. ft.)



Total area: approx. 102.7 sq. metres (1104.7 sq. ft.)

Please note that this floorplan is approximate and refers to the current situation only. Please consult with the Agent.

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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