



**Woodpeckers, 2 Appletree Close,
Fetcham, Surrey, KT22 9PL**

£899,950 Freehold

Directions

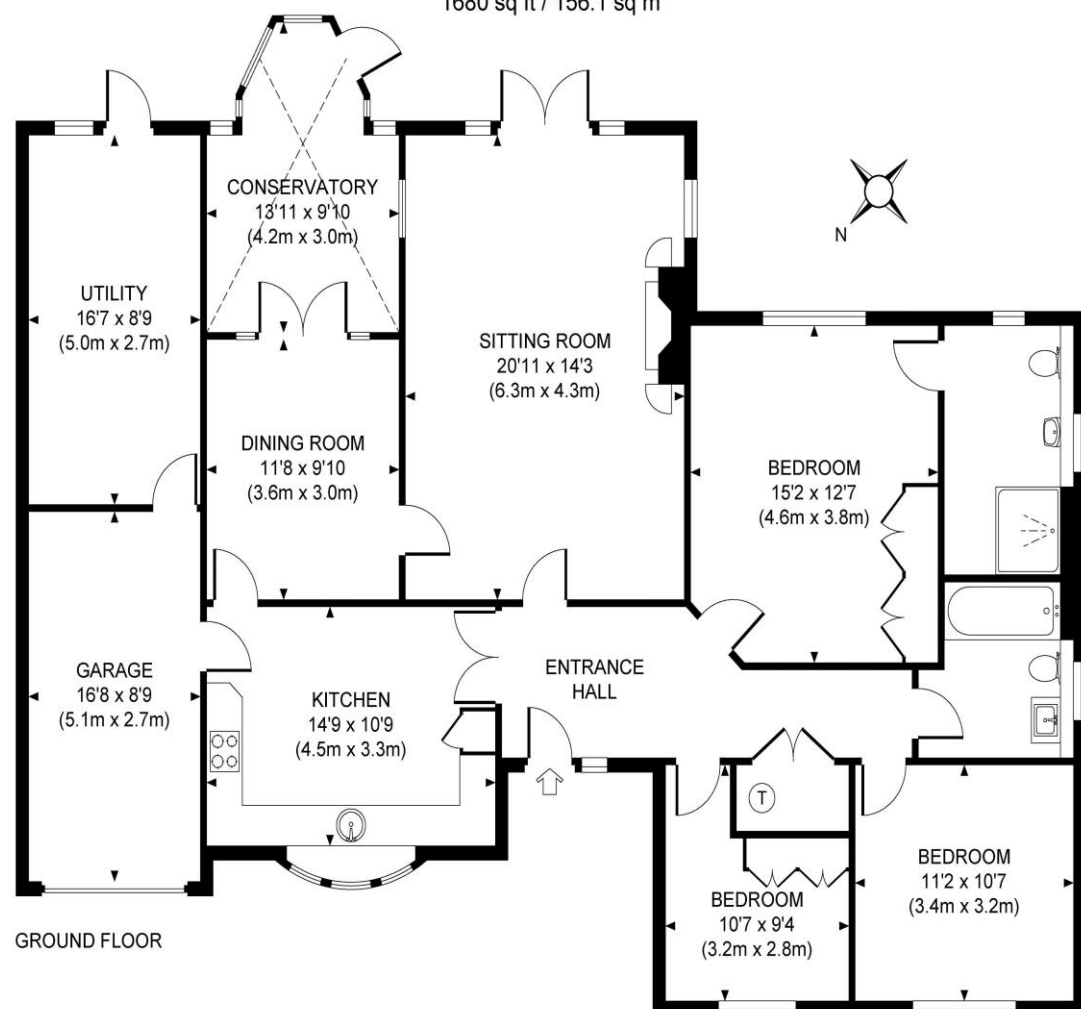
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along until you come to Kennel Lane which is on your left hand side and then Appletree Close is the 2nd turning on your left hand side with number 2 to be found also on your left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Approximate Gross Internal Area
1680 sq ft / 156.1 sq m



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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

Ref: 8/23/3956

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A highly desirable bungalow situated in a sought after cul de sac within easy reach of Fetcham and Bookham village centres.

THE PROPERTY

Originally constructed in 1998 by Countryside Residential this lovely home offers well proportioned and flexible accommodation. Currently this consists of an entrance hall, family bathroom, spacious dual aspect sitting room with central feature fireplace and double opening patio doors leading to the well maintained rear garden, separate dining room, generous size conservatory and a kitchen breakfast room incorporating a comprehensive range of matching eye and base level units together with ample space for a breakfast table. Completing the accommodation are 3 bedrooms with the master benefitting from an ensuite shower room. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to an integral tandem length garage which is currently sub divided to provide an extremely useful utility room. The rear garden has been extremely well maintained and provides a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 81ft x 49ft (24.7m x 14.9m) and benefits from a predominantly southerly aspect.



SITUATION

The property is located in a sought after private cul de sac approximately 1 mile from Bookham village centre which offers an excellent range of amenities to include two supermarkets, a doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately 1 ¼ miles away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are also excellent schools in the area both in the state and private sector.

