



HENSHAWS



6 Lang Close, Fetcham, Surrey,
KT22 9NL

£899,950 Freehold

Directions

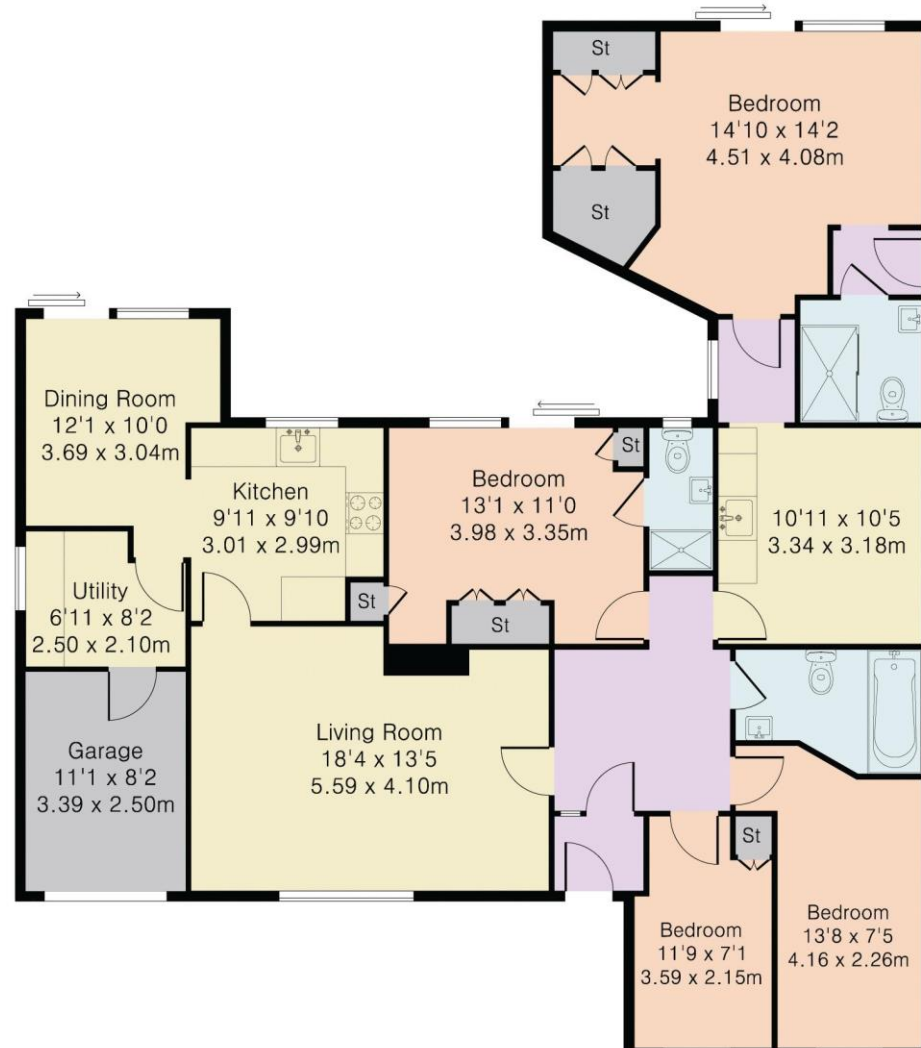
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the 3rd turning on your left hand side into Eastwick Drive and then right into Spring Grove 3rd right again into Lang Close and number 6 can be found on your left hand side.

Local Authority

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



Approximate Gross Internal Area 1567 sq ft – 146 sq m



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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

6 Lang Close, Fetcham, Surrey, KT22 9NL

An extremely well appointed 4 bedroom detached bungalow incorporating a lovely 1 bedroom self-contained annexe, a good size rear garden and situated in a popular cul de sac location.

THE PROPERTY

Originally constructed in the 1960s this highly desirable bungalow has over a number of years been modernised, extended and reconfigured enabling the property to now provide extremely versatile accommodation. Currently this consists of a spacious living room, separate dining room, contemporary kitchen, utility room, 3 bedrooms, master with ensuite shower room plus a family bathroom. In addition there is then a self-contained annexe providing a further large double bedroom with en suite shower room and patio doors opening onto the rear garden, separate reception room/kitchen currently used as a family 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 attached garage. A particular feature of the bungalow is the rear garden which offers a wide paved sun terrace opening out onto an excellent expanse of lawn screened to all sides via mature trees and hedging providing excellent seclusion. In addition there are 2 garden sheds and in total the garden extends to 71.5ft x 52.4ft (21.8m x 15.8m)



SITUATION

The property is located in the popular cul de sac approximately 1 mile from the village centre which offers an excellent range of local shops to include 2 supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham station is approximately 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports.

