





CANNON GROVE

FETCHAM, KT22 9LH

**A Delightful Detached Bungalow
Potential To Extend (STPP)**

**Close To Doctor's Surgery, Chemist, Dental
Practice, Physiotherapist & Hairdressers**

Parking for 3 Cars

Within 10/15 minute walk of Fetcham Village

Two Bedrooms • Feature Fireplace

Bathroom • Lounge/Dining Room

Modern Fitted Kitchen • Conservatory

Garden Room

Gas Central Heating to Radiators

Sealed Unit Double Glazed Windows

Former Garage/Utility Area

Private Driveway • Secluded Rear Garden

A DELIGHTFUL DETACHED BUNGALOW in need of some updating with ample potential to enlarge the property including extending into the loft, subject to the usual planning consents.

Situated in an excellent position within a 10/15 minute walk of Fetcham Village Centre which offers a comprehensive range of local shops for everyday needs including a Supermarket, Post Office and several Restaurants. The accommodation is adaptable and benefits from gas central heating to radiators and sealed unit double glazed windows with a large lounge/dining room and conservatory overlooking the secluded rear garden. If desired, there is also ample potential to enlarge the property including extending into the loft, subject to the usual planning consents.

GROUND FLOOR

Courtesy light, double glazed entrance door to:

ENTRANCE PORCH

double glazed front door and side window, single glazed window to front, ceramic tiled floor, double glazed entrance door to:

ENTRANCE HALL

coved ceiling, access to partly boarded loft with light via sliding ladder, built-in storage cupboard, door to:

LOUNGE/DINING ROOM

21' × 10'10" (6.40m × 3.30m)
recessed ceiling lights, coved ceiling, feature fireplace with surround, heating thermostat control, sealed unit double glazed doors to garden, sliding double glazed doors to:

CONSERVATORY

12' × 11'4" (3.66m × 3.45m)
a good size room with sealed unit double glazed windows, 2 radiators and sealed unit double glazed doors to garden.

FITTED KITCHEN

10'10" × 7'6" (3.30m × 2.29m)
fitted with a range of white gloss fronted wall and floor units with timber work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, built in eye level fan assisted double oven, inset 4 ring halogen hob with extractor above, concealed Worcester Bosch combination gas fired boiler for central heating and domestic hot water, sealed unit double glazed window, ceramic tiled floor, serving hatch, fully tiled walls, folding door, double glazed door to:

LEAN-TO

15'10" × 2'9" (4.83m × 0.84m)
polycarbonate roof, ceramic tiled floor, wall light, cold water tap, glazed door to rear garden and glazed door to front.

BEDROOM 1

11'11" × 11' (3.63m × 3.35m)
sealed unit double glazed window, radiator, coved ceiling, recessed ceiling lights, front aspect.

BEDROOM 2

9'10" × 8'11" (3m × 2.72m)
sealed unit double glazed french doors, radiator, coved ceiling.

BATHROOM

white suite comprising deep panel enclosed bath with mixer tap and shower attachment, shower rail & curtain, pedestal wash hand basin, mixer tap, low level w.c., fully tiled walls, extractor fan, recessed ceiling lights, chrome plated heated towel rail, obscure sealed unit double glazed window, coved ceiling, ceramic tiled floor.

FORMER GARAGE/UTILITY AREA

15'11" × 8'2" (4.85m × 2.49m)
Fitted with a range of base and wall units with work surfaces over, stainless steel single drainer sink unit, mixer tap, plumbing and space for washing machine, ceramic tiled floor, polycarbonate roof, door to front, double doors to:

GARDEN ROOM

12'3" × 8'4" (3.73m × 2.54m)
radiator, ceramic tiled floor, polycarbonate roof, recessed ceiling lights, two single glazed windows, sealed unit double glazed doors to garden.





Total area: approx. 1068.1 sq. feet
Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

OUTSIDE

FRONT GARDEN

The front boundary is marked by a low retaining wall and gate. The garden is mainly block paved for ease of maintenance and provides ample parking with a variety of shrubs and plants.

REAR GARDEN

comprising a large paved patio with lawn to the side, variety of shrubs plants and evergreens. Enclosed by 1.8 m high panel fencing and enjoying a secluded and private aspect.

TIMBER SHED

Situated at the end of the garden with double glazed window.

Note 1 - Please note domestic and electrical appliances have not been tested.

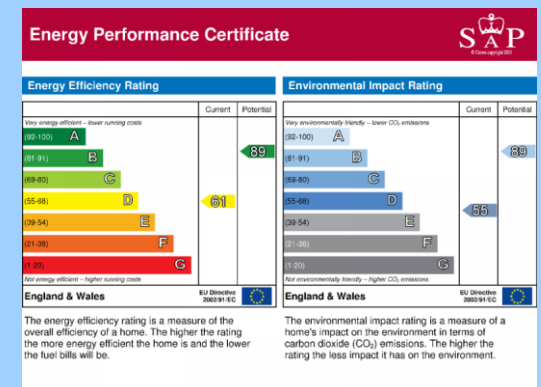
Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Council Tax Band E - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

BOOKHAM SALES OFFICE
11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011
sales@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

