





CANNON GROVE

FETCHAM, KT22 9LH

**A Delightful Detached Bungalow
Potential To Extend (STPP)
Close To Doctor's Surgery, Chemist, Dental
Practice, Physiotherapist & Pharmacy**

**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, radiator, electricity and hot water, 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**

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Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient – lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient – higher running costs		Very environmentally friendly – lower CO₂ emissions (32-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly – higher CO₂ emissions	
	89		89
	61		55
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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