



5 Appletree Close, Fetcham, Surrey,
KT22 9PL

£1,000,000 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 5 located towards the back of the cul de sac on the right.

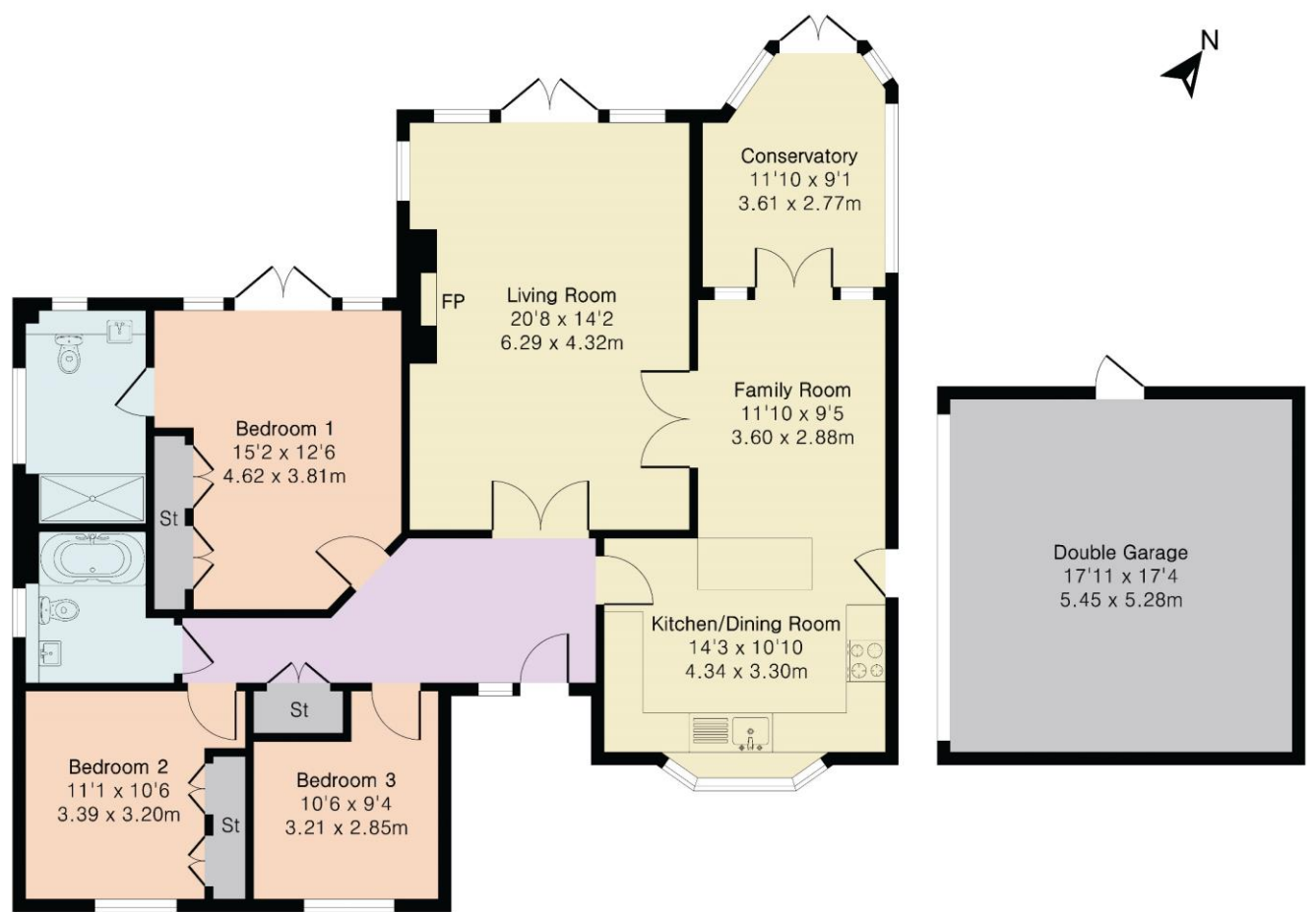
Local Authority

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



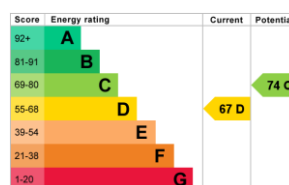
**Approximate Gross Internal Area 1361 sq ft - 126 sq m
(Excluding Garage)**

Garage Area 310 sq ft - 29 sq m



Ground Floor

Garage



Bookham Office
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32 High Street
Great Bookham
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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.

**5 Appletree Close, Fetcham, Surrey
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A highly desirable 3 bedroom detached bungalow situated in a sought after cul de sac within easy reach of Fetcham and Bookham village centres. NO ONWARD CHAIN

THE PROPERTY

Originally constructed in 1998 by Countryside Residential, this attractive home offers well-proportioned and flexible accommodation. Over the years, the property has benefited from a programme of updating and modernisation, most notably to the kitchen and bathrooms, enhancing both its style and practicality. The accommodation currently comprises a spacious entrance hall, an impressive drawing room with vaulted ceiling and central feature fireplace, a separate family room, conservatory and a well-appointed kitchen/breakfast room. In addition, there are three bedrooms, with the principal bedroom benefitting from an en suite bathroom and a family bathroom. To the front, there is ample off-street parking leading to a double garage. A particular feature of this desirable residence is the excellent-sized rear garden, which incorporates a paved sun terrace leading onto an impressive expanse of lawn extending to both the rear and side. In total, the garden measures approximately 52ft x 112ft (16.1m x 34.2m).



SITUATION

The property is located in a sought after private cul de sac approximately 1 mile from Bookham village centre which provides an excellent range of amenities to include 2 supermarkets, a doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately 1 ½ 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. Also within the area are excellent schools in the area both in the state and private sector.

