



5 Huntsmans Close, Fetcham, Surrey, KT22 9XG

Asking Price £649,950





- DETACHED BUNGALOW
- SITTING/DINING ROOM
- GUEST BATHROOM
- SMALL CONSERVATORY
- SECLUDED REAR GARDEN
- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH ENSUITE SHOWER
- PURE WATER SYSTEM
- TANDEM LENGTH GARAGE
- CUL-DE-SAC LOCATION



## Description

This charming three bedroom detached bungalow is situated in a quiet cul-de-sac of just seven homes whilst enjoying a delightful and secluded rear garden.

A covered porch leads through to a good sized 'L' shaped entrance hall with large coats cupboard. A delightful double aspect sitting/dining room features a low bay window to the front and sliding door to a small conservatory with doors to the garden and a useful integral door to the tandem garage. A good sized kitchen features white gloss cabinets, integrated appliances with space and plumbing for a washing machine and door to the rear garden and terrace.

There are three double bedrooms, the master bedroom has range of fitted wardrobes and en suite shower room. Two further bedrooms are served by a family bathroom suite. (The third bedroom is currently used as a study).

To the front of the property is driveway with parking leading to a tandem garage. Side access leads to a lovely and secluded garden comprising a terrace and lawn screened with mature plants and enclosed with hedging and screen fencing.

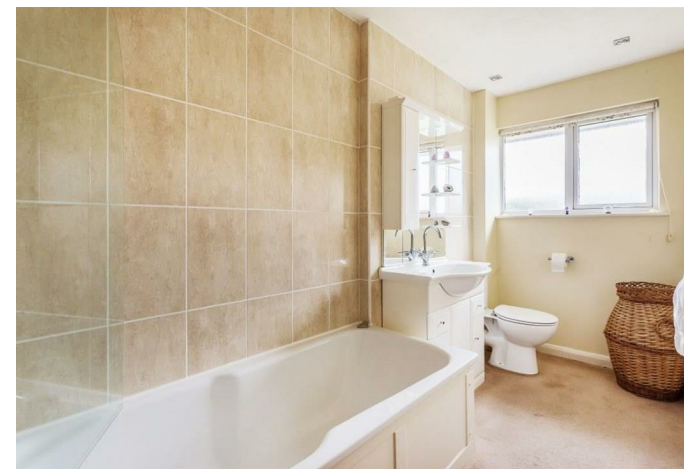
## Situation

Situated approximately midway between Fetcham and Bookham with Fetcham village shops being approx 1.2 miles away and Bookham village shops being just 1.4 miles. Both villages offering a good range of shops and amenities together with popular local schools.

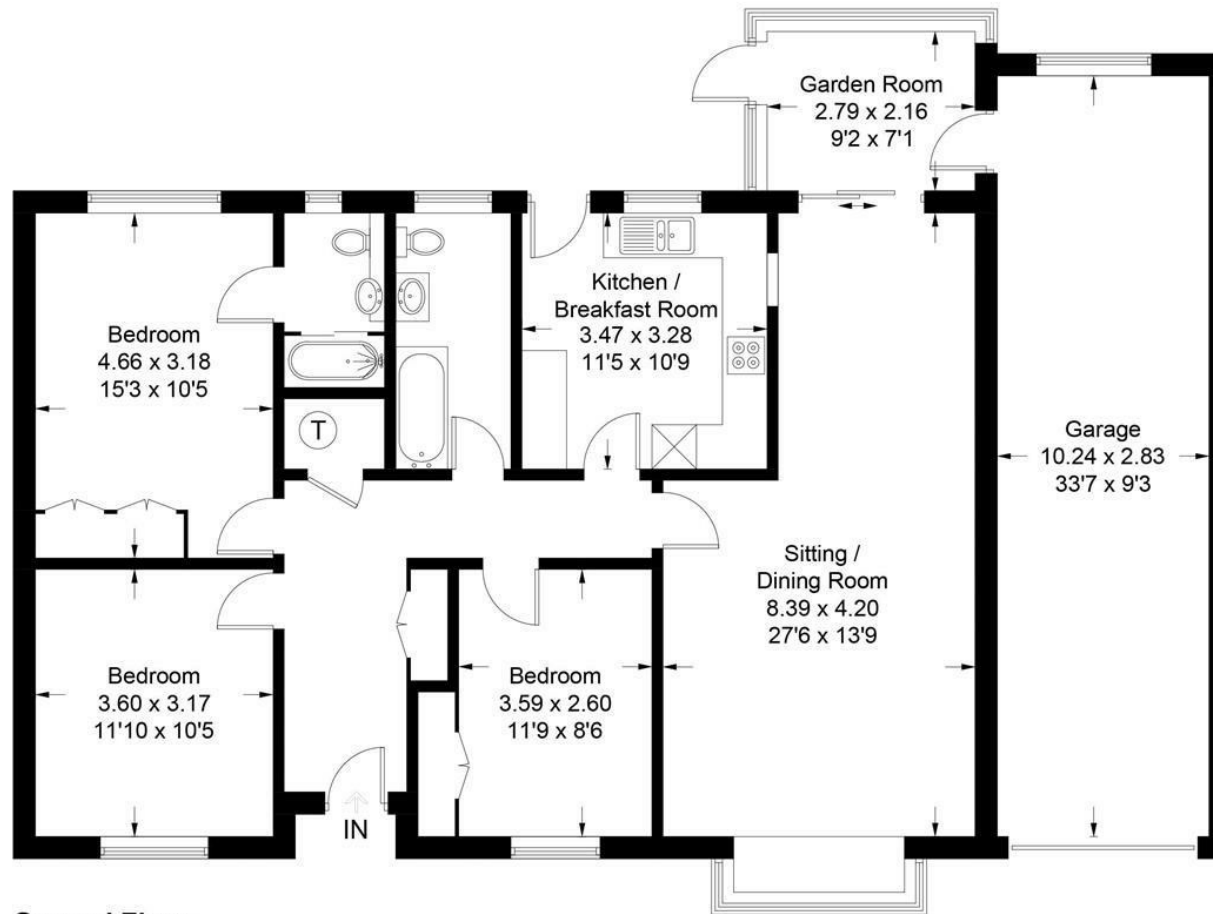
A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore and Effingham Golf Club.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Leatherhead town centre is located 2.1 miles away and offers a more comprehensive range of shops and a main line station with Frequent rail services to London/Guildford

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F
<b>Residents Association</b>	£90 per annum



Approximate Gross Internal Area = 144.6 sq m / 1556 sq ft  
(Including Garage)



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID810923)  
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