

Orchard Close, Fetcham, KT22 9HZ

Offers in excess of: £630,000

Gascoigne-Pees













Situated in a sought-after cul-de-sac within easy reach of Fetcham village centre and local schools, this semi-detached chalet bungalow offers versatile accommodation, a generous rear garden, and ample off road parking.

The ground floor is bright and welcoming, featuring an entrance hall with useful storage, a modern family bathroom with an oval bath, a spacious bedroom with a bay window, and a further bedroom/study. The open plan living area is ideal for contemporary living, with a well equipped fitted kitchen offering ample wall and base units and some built-in appliances. This flows into the dining area and through to the spacious rear lounge, where two sets of doors open directly onto the lovely rear garden.

Upstairs, the property provides two additional well proportioned bedrooms, both with built-in storage, along with a modern family shower room.

Outside, the front of the property offers generous off road parking and side access to the wonderful enclosed rear garden. The garden features a patio area perfect for al-fresco dining, along with a secluded second patio at the far end, which is currently home to a hot tub there is also a brick built outbuilding.







Ground Floor

First Floor

Total floor area 120.7 m² (1,299 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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