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FOR SALE
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EDWARDS
& SHARP

HARECROFT, FETCHAM, KT22 9NS
£849,950 FREEHOLD



HARECROFT

FETCHAM, KT22 9NS

Attractive Detached Family Home
Walking Distance of Eastwick Infant &
Junior Schools
Large Garden Extending To Approx 159 ft
Within Howard Of Effingham School
Catchment

No Ongoing Chain
First Time On Market Since New
Four Double Bedrooms
Shower Room
Family Bathroom
Entrance Hall
Cloakroom
Kitchen/Breakfast Room
Utility Room
Family Room
Lounge with Fireplace
Dining Room
Conservatory
In Need Of Some Decoration/Updating
Double Length Garage •
Carport
Large South Westerly Facing Garden

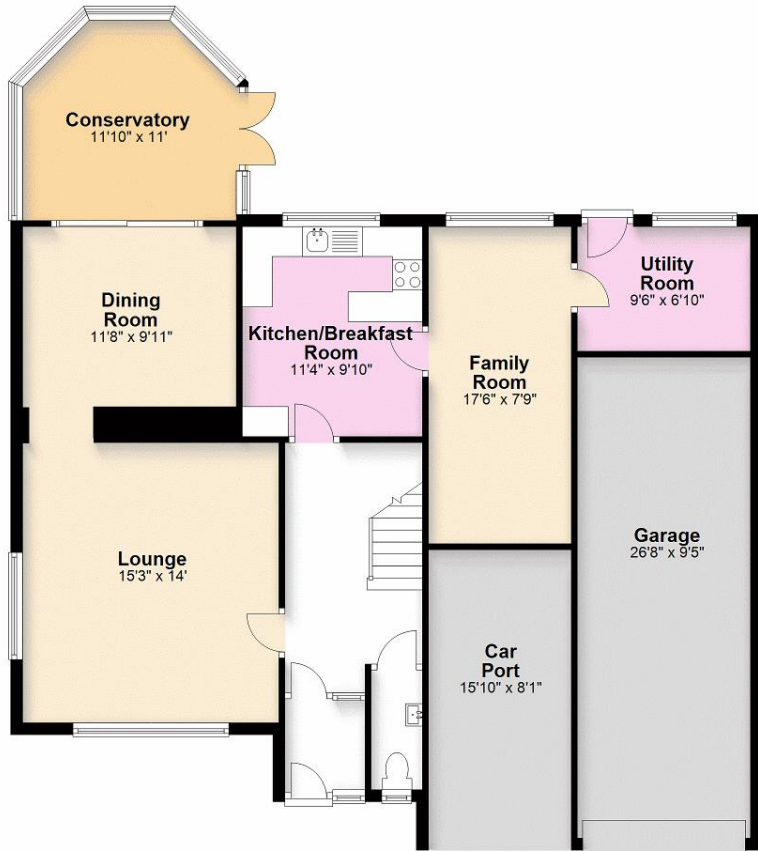


AN ATTRACTIVE DETACHED FAMILY HOME built around 1963 and situated in a well regarded residential road about 3/4 of a mile from Bookham high street which offers an excellent selection of local shops including two supermarkets. The area is served by an excellent selection of schools and the property is located within The Howard of Effingham school catchment as well as within walking distance of Eastwick Junior and Infants schools. The accommodation offers four good sized bedrooms, three of which have built in wardrobes, family bathroom, separate shower room, lounge with fireplace, dining room, conservatory and a kitchen/breakfast room which overlooks the garden together with a separate family room and utility room. There is potential, if desired, to enlarge the property either by extending at the rear or utilizing the carport or garage, subject to the usual planning consents.

The property benefits from gas central heating to radiators with wall mounted Worcester gas fired boiler, double glazed windows and UPVC fascia's and bargeboards. Outside there is a double width driveway, double length garage, carport and large rear garden which extends to approximately 159ft and enjoys a delightful south west facing aspect with full width paved patio and mature trees.



Ground Floor
Approx. 1427.6 sq. feet



First Floor
Approx. 836.6 sq. feet



Total area: approx. 2264.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are all connected to this property.
Note 3 - Council Tax Band G - Mole Valley District Council.

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

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59	80
39-54	E		
21-38	F		
1-20	G		



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