



**EXTENDED 3 BEDROOMS**

**PARKING + DETACHED GARAGE**

**EXTENSION POTENTIAL (STPP)**

**LOUNGE & DINING ROOM**

**240' REAR GARDEN**

**NO ONWARD CHAIN**

Christies Residential are pleased to offer for sale this extended 3 bedroom semi detached bungalow situated in a popular road. The property benefits from: no onward chain, double glazing, gas central heating, lounge, dining room, fitted kitchen, family bathroom, loft space offering extension potential both up and to the rear (STPP) , off street parking, detached garage, workshop and mature secluded 240' rear garden.

**Cannonside,  
Fetcham, Surrey, KT22 9LE**

**£519,950**



## Gas Central Heating Via Radiators

### Recessed Porch

#### Entrance Hall

Via double glazed door. Wood effect flooring. Access to loft.

#### Bedroom 1

12' 11" x 10' 3" (3.93m x 3.12m)

Leaded double glazed bay window. Carpeted.

#### Bedroom 2

11' 10" x 10' 2" (3.60m x 3.10m)

Leaded double glazed bay window. carpeted.

#### Bedroom 3/Study

9' 3" x 5' 11" (2.82m x 1.80m)

Double glazed window. Carpeted.

#### Family Bathroom

Obscure double glazed window. matching suite comprising: panel enclosed bath with wall mounted electric shower & screen. wash hand basin & low level WC. Part tiled walls. Wood effect flooring.

#### Fitted Kitchen

9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed window over looking rear garden. Range of fitted wall & base units with inset stainless steel sink. Cupboard housing wall mounted 'Worcester Bosch' combi boiler. Built in electric oven and gas hob with extractor over. Freestanding fridge, freezer & washing machine. Wood effect flooring. open to:

#### Porch/Lobby Area

Single glazed side window. Double glazed door to rear garden.

#### Lounge

11' 10" x 10' 2" (3.60m x 3.10m)

Feature fireplace. Carpeted. Open to:

#### Dining Room

9' 9" x 9' 9" (2.97m x 2.97m)

Dual aspect double glazed windows. Wood effect flooring. Double glazed doors to rear garden.

## OUTSIDE

#### Off Street Parking

Access via shared driveway. Gravelled.

#### Front Garden

Mature shrubs & bushes. Side access gate to rear garden.

#### Secluded Mature Rear Garden

240' (73.10m) Approx

Large patio area. Outside tap. Mainly laid to lawn with mature bushes, shrubs & tree including eating & cooking apple trees. Greenhouse.



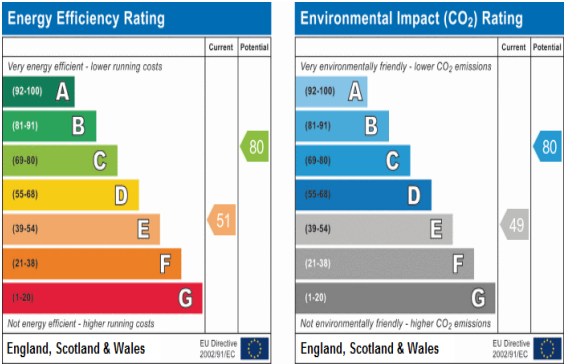


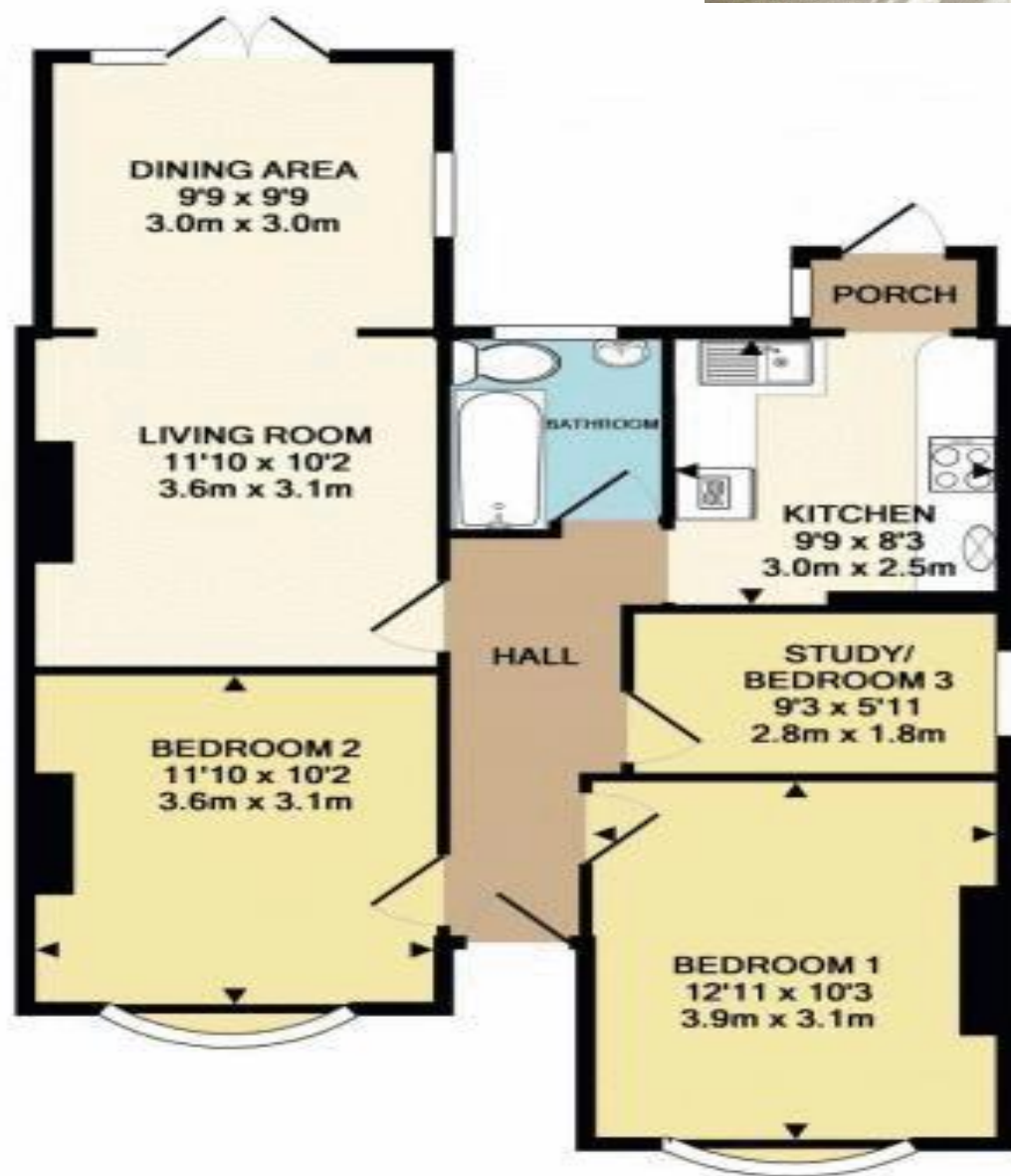
**Detached Garage**  
16' 4" x 10' 11" (4.97m x 3.32m)  
Via up & over door. Metal personal door. Power & light.

**Workshop**  
6' 9" x 10' 11" (2.06m x 3.32m)  
To rear of garage. Metal personal door. Power & light.

**EXTENSION POTENTIAL**  
Subject to planning permission there is ample room to extend to the rear and also potential to go into the loft.

**COUNCIL TAX**  
Tax Band 'E'





TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)

**IMPORTANT NOTES – PLEASE READ:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.

**PRS** Property Redress Scheme

naea | propertymark  
PROTECTED

arla | propertymark  
PROTECTED

THE GUILD  
PROPERTY PROFESSIONALS

6 Bridge Street, Leatherhead, Surrey KT22 8BZ • 01372 362555

sales@christiesmail.co.uk  
lettings@christiesmail.co.uk

[www.christiesresidential.co.uk](http://www.christiesresidential.co.uk)