



HENSHAWS



6 The Copse, Fetcham, Surrey KT22 9TD

£850,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Take the 3rd turning on your left hand side into Eastwick Drive and the 5th turning on your right into Meadow Way. Continue along which becomes The Copse and number 6 can be found on the left hand side.

Local Authority

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

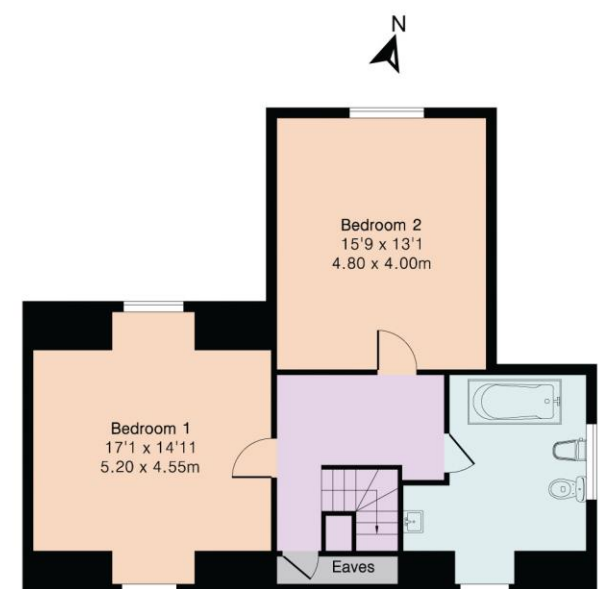
**Approximate Gross Internal Area 2110 sq ft - 196 sq m
(Including Garage)**

Ground Floor Area 1401 sq ft – 130 sq m

First Floor Area 709 sq ft – 66 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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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.



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A beautifully presented 4 bedroom detached chalet bungalow offering a delightful rear garden combined with being situated in a popular residential road.

THE PROPERTY

Originally constructed in 1958 this lovely home does in our opinion provide particularly spacious and flexible accommodation to both ground and first floor. The former consists of 2 ground floor bedrooms, master benefitting from a range of built in sharps wardrobes plus a Jack & Jill shower room. The living room is also of good size with a feature bay window to front aspect. The heart of the home can be found in the open plan kitchen/dining room the former incorporating a comprehensive range of matching eye and base level oak fronted units together with ample granite work surfaces, feature recess with Aga and a central Island unit and breakfast bar. In addition there is a spacious utility room. To the first floor 2 further double bedrooms can be found together with a family bathroom. The property itself is approached via an in and out driveway giving a good amount of off street parking which in turn leads to an attached garage. Side gated access then leads to a superb rear garden providing a wide paved sun terrace opening out onto an excellent expanse of lawn with a covered Arbour and further raised deck and sun terrace to the rear. In total the garden extends to 65ft x 51ft (19m x 15.5m).



SITUATION

The property is located in the favoured "Eastwick Area" approximately 1 mile from Bookham village centre, which offers an excellent range of local amenities including 2 small supermarkets, doctors and dentist surgeries, a post office and a number of other independent retailers. Bookham train station is approximately ¼ mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at Junction 9 Leatherhead giving good access to both Gatwick & Heathrow airports. There are excellent schools in the area both within the state and private sector including the well renowned Howard of Effingham secondary school.

