



Guildford Road, Fetcham KT22 9GS

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Guildford Road Fetcham KT22 9GS

An executive two bedroom, two bathroom apartment which has been renovated to a high standard. The property boasts 1,100 sq. ft of bright and spacious accommodation, cabrio balcony windows and stunning views over Norbury Park and the South Downs.

Renovated Luxury Apartment

Views over Norbury Park and the South Downs

Contemporary Kitchen

Dual Aspect Living / Dining Room

Two Bedrooms

Two Ensuite Bathrooms

Cabrio Balcony Windows

Private Gated Development

Lift

EPC Rating C

Hawks Hill House is 0.6 miles from Leatherhead station which provides trains to London Waterloo and Victoria in approximately 40 minutes.



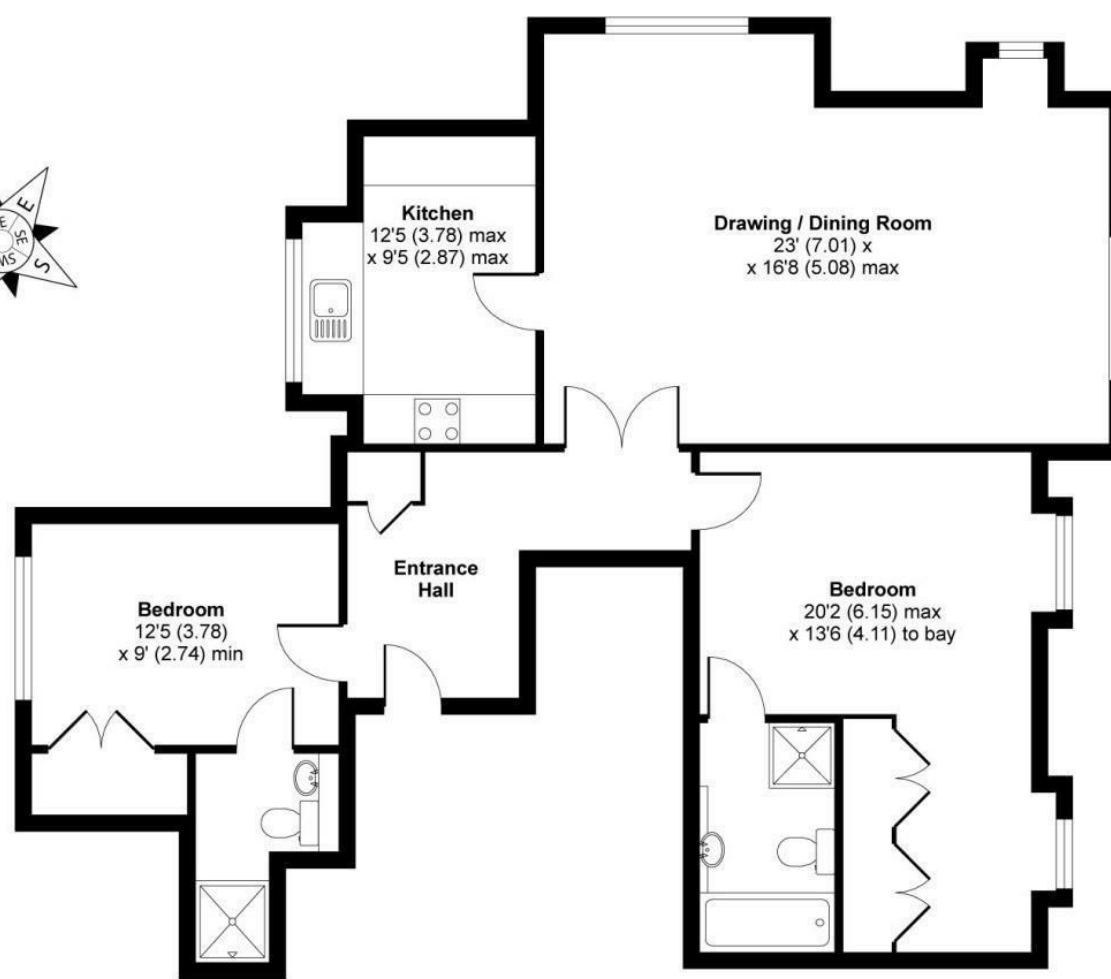


Situated on the second floor, the apartment offers a high specification contemporary fitted kitchen with excellent unit space and built in appliances. The property has a spacious dual aspect living / dining room with a cabrio balcony window and stunning views. In addition, the apartment boasts two double bedrooms each with a luxury en-suite bathroom and built in wardrobes. The master bedroom also benefits from a cabrio balcony window.

Externally there is a designated parking space and access to ample visitors parking. The apartment also benefits from access to beautifully landscaped communal grounds.

Hawks Hill House was built by Millgate Homes in 2006 and is a highly sought-after private estate in Fetcham. The apartment benefits from a share of freehold and a long lease. Further features of this executive property include a lift and telephone entry system.





SECOND FLOOR

Hawks Hill House, Guildford Road, Fetcham, Surrey, KT22

APPROX. GROSS INTERNAL FLOOR AREA 1100 SQ FT 95.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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