



HUGGINS EDWARDS & SHARP

**19 ASHDALE
GREAT BOOKHAM
KT23 4QP**

**11-15 HIGH STREET
BOOKHAM**

KT23 4AA

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£495,000 FREEHOLD

**END OF TERRACE HOUSE
IDEALLY LOCATED IN A SMALL CUL-DE-SAC
WITHIN WALKING DISTANCE OF BOOKHAM VILLAGE**

Three Double Bedrooms • No Ongoing Chain
Spacious L-Shaped Lounge/Dining Room • Kitchen • Driveway
Cloakroom • South Westerly Facing Rear Garden
Gas Central Heating to Radiators • Sealed Unit Double Glazing
Integral Garage

www.hugginsedwards.co.uk

19 ASHDALE, GREAT BOOKHAM

SITUATED in a small highly regarded cul-de-sac about a quarter of a mile from Bookham village and close to miles of glorious open countryside. The village offers a comprehensive range of local shops , which offers comprehensive shopping facilities including two Supermarkets, a Health Centre, several Dental Surgeries, Post Office, Public Library and Village Hall with Eastwick Park Medical Centre virtually opposite. The area is served by a selection of schools catering for all age groups, Churches of various denominations, main bus routes and Bookham and Effingham Junction main line stations provide regular services into Central London (Waterloo/Victoria). Nearby beauty spots include Polesden Lacey, Norbury Park and Box Hill. The main Town Centres of Dorking, Epsom, Kingston and Guildford are all within a 10/15 mile radius. Junction 9, the Leatherhead Intersection of the M25 links both Heathrow and Gatwick Airports and most major routes in the south-east.

The property is AN END OF TERRACE HOUSE which was built in 1970s by Stonecot Homes Limited and is situated in a small cul-de-sac on the south side of the Village within walking distance of Bookham High Street. The accommodation comprises 3 double Bedrooms, two with built in wardrobes, bathroom, reception hall, cloakroom, kitchen and a spacious double aspect Lounge/Dining Room overlooking the rear garden. The property benefits from gas fired central heating, sealed unit double glazed windows and UPVC soffits, downpipes and fascias. There is a single integral garage, private driveway and attractive rear garden which enjoys a delightful south westerly facing aspect. An internal inspection is strongly advised and there is no onward chain.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **RECEPTION HALL:** with radiator, shelf over, coved ceiling, exposed timber floor, personal door to integral garage, door to:
- **CLOAKROOM:** comprising low level w.c., wash hand basin with tiled splashback, arched recess, built in storage cupboard, radiator, coved ceiling.
- **KITCHEN** 10'6" x 7'2" (3.20m x 2.18m): Comprising a range of fitted wall and floor units, matching work surfaces, inset one and half bowl single drainer stainless steel sink unit, mixer tap, integrated Neff dishwasher, plumbing & space for washing machine, built in Stoves oven, 4 ring gas hob, extractor fan above, part tiled walls, appliance space, Honeywell programmer control, gas fired boiler for central heating and domestic hot water, coved ceiling, sealed unit double glazed window, front aspect, part glazed door to outside.
- **LOUNGE/DINING ROOM** 19' x 17'8" (5.79m x 5.38m): L shaped, double aspect, serving hatch, radiator, sealed unit double glazed windows, exposed timber floor, understairs storage cupboard, coved ceiling, sealed unit double glazed doors opening into garden.

FIRST FLOOR:-

Turning open tread staircase leads to:

- **LANDING:** built-in airing cupboard housing lagged hot water tank with immersion heater, slatted shelves, access to insulated loft with light.
- **BEDROOM 1** 15'3" x 10'1" (4.65m x 3.07m): plus built in double and single wardrobes with hanging rail and fitted shelf, radiator, sealed unit double glazed window, rear aspect.

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- **BEDROOM 2** 10'9" × 8'6" (3.28m × 2.59m): plus door recess, radiator, sealed unit double glazed window, rear aspect.
- **BEDROOM 3** 10'8" × 10'3" (3.25m × 3.12m): plus two double built in wardrobes, radiator, sealed unit double glazed window, front aspect.
- **BATHROOM:** coloured suite comprising panelled enclosed bath with mixer tap and shower attachment, shower rail and curtain, fully tiled surrounding walls, low level w.c., vanity unit with inset wash hand basin, cupboard under, radiator, part tiled walls, obscure sealed unit double glazed window, fitted medicine cabinet.

OUTSIDE:-

- **INTEGRAL GARAGE** 17'3" × 7'9" (5.26m × 2.36m): with up and over door, fitted wall cupboards, burglar alarm panel, personal door to reception hall.
- **FRONT GARDEN:** mainly laid to lawn with hardsurfaced driveway, pedestrian footpath leads around the side of the property with gate and gives access to the rear garden.
- **REAR GARDEN:** The rear garden is mainly laid to lawn and extends to approximately 40ft in depth with paved patio, awning, outside power points, courtesy lights, timber garden shed and greenhouse. The garden is enclosed by panel fencing with a variety of specimen shrubs and plants and enjoys a delightful south westerly facing aspect.

FLOOR PLAN



SAP
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The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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Notes:

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected.

Note 4 - Council Tax Band D - Mole Valley District Council.

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

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