





FLINT COTTAGES, LEATHERHEAD ROAD BOOKHAM, KT23 4SX

**Spacious Semi Detached House
Close To Village & Local Amenities
Immediate Vacant Possession**

**Three Good Size Bedrooms
First Floor Bathroom • Living Room
Conservatory • Kitchen
South Facing Garden
Gas Central Heating • Workshop/store
Sealed Unit Double Glazed Windows**

The property is A SPACIOUS OLDER STYLE SEMI DETACHED HOUSE situated about a third of a mile from Bookham Village, which offers a comprehensive range of local shops together with main line station providing regular service into Central London (Waterloo/Victoria). The accommodation comprises 3 good size bedrooms, first floor bathroom, living room, conservatory and kitchen. The house benefits from sealed unit double glazed windows and gas central heating to radiators. Outside the garden enjoys a south facing aspect and there is a useful brick workshop/store, which, if desired, subject to the usual planning consents could be incorporated into further accommodation.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed front door to:

ENTRANCE HALL 11' × 6'7" (3.35m × 2m)

wood effect floor, double radiator, fitted display shelf, concealed wall mounted Glow Warm gas fired boiler for central heating and domestic hot water, two under stairs storage cupboards, sealed unit double glazed window.

LIVING ROOM 16'11" × 11'11" (5.16m × 3.63m)

double aspect, feature stone fireplace with polished timber mantel and hearth, wide display shelves either side, double radiator, sealed unit double glazed window, double glazed doors to:

CONSERVATORY 9'11" × 7'6" (3.02m × 2.29m)

wood effect floor, two wall light points, sealed unit double glazed windows and double doors opening onto garden.

KITCHEN 10'3" × 9'5" (3.12m × 2.87m)

double aspect, fitted with a range of wall and floor units, contrasting work surfaces, inset single drainer stainless steel sink unit, built in DeLonghi electric oven and grill, Belling 4 ring electric hob, plumbing and space washing machine, appliance space, double radiator, part tiled walls, two sealed unit double glazed windows, vinyl floor, Switchmaster Time Control, built in airing cupboard housing lagged hot water cylinder with immersion heater, sealed unit double glazed door to:

COVERED REAR LOBBY

two double glazed doors, tiled floor.

FIRST FLOOR

FIRST FLOOR LANDING

access to loft, sealed unit double glazed window.

BEDROOM 1 13'4" × 9'11" (4.06m × 3.02m)

range of fitted bedroom furniture incorporating two double wardrobes with drawers between and range of cupboards above, further fitted double and single shelved cupboards with cupboards above, radiator with radiator cover, sealed unit double glazed window, rear aspect.

BEDROOM 2 9'10" × 8' (3m × 2.44m)

fitted double wardrobe, double fitted cupboard above, radiator, sealed unit double glazed window, rear aspect.

BEDROOM 3 10'5" × 6'9" (3.17m × 2.06m)

fitted single wardrobe, double fitted cupboard above, bed recess, double cupboard above, radiator, sealed unit double glazed window, front aspect.

BATHROOM

white suite comprising panel enclosed bath, part tiled walls, pedestal wash hand basin with cupboard under, low level w.c., radiator, obscure sealed unit double glazed window, extractor fan, fitted mirror, vinyl floor.

OUTSIDE

WORKSHOP/STORE 7'1" × 7'4" (2.16m × 2.24m)



Ground Floor

Approx. 529.5 sq. feet



First Floor

Approx. 374.0 sq. feet



Total area: approx. 903.5 sq. feet

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

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

Note 3 - Council Tax Band D - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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