





LEATHERHEAD ROAD

GREAT BOOKHAM, KT23 4SR

Individual detached bungalow

Chain free

A stone's throw from Bookham High Street

Howard of Effingham School catchment

Potential for extension subject to planning

Two/Three bedrooms

En suite shower room

Bedroom 3/dining room

Lounge opening to family room

Garage/workshop/separate carport

Good size south facing garden

This individual detached bungalow occupies a very convenient position being within approximately 200 metres of Bookham High Street and also within easy reach of miles of open countryside to the south of the village. The bungalow offers light and spacious accommodation and there is a large loft and ample space to extend/enlarge, if desired, subject to the usual planning consents. Outside there is a turning area and private driveway leading to a single carport and larger than average size garage. The rear garden enjoys a delightful south facing aspect and is deceptive, extending beyond an area of lawn with conifers and evergreens near the boundary. An inspection is recommended to appreciate this attractive detached bungalow with great potential to enlarge into the attic space or extend (STPP) and with no ongoing chain.

GROUND FLOOR

COVERED ENTRANCE PORCH
part glazed front door with obscure sealed unit double glazed window, courtesy light.
Double glazed entrance door to:

RECEPTION HALL 14'11" × 7'8" (4.55m × 2.34m)
radiator, fitted floor to ceiling storage cupboard, recess and fitted shelf, Honeywell heating thermostat control, built in cupboard with slatted shelves, access to insulated loft with light via sliding ladder, door to:

LOUNGE 16'11" × 11'11" (5.16m × 3.63m)
a spacious room, two wall light points, sealed unit double glazed window, coved ceiling, wide 7'5" opening to:

FAMILY ROOM 12'5" × 9'10" (3.78m × 3m)
triple aspect, two radiators, feature central skylight, coved ceiling, two sets of sliding patio doors opening onto the garden.

KITCHEN 10'5" × 9'8" (3.17m × 2.95m)
double aspect, comprising a range of light wood effect fitted wall and floor units, contrasting work surfaces, single drainer one and half bowl stainless steel sink unit, mixer tap, built in eye level double oven and grill, inset 4 ring induction hob, Zanussi extractor fan above, plumbing & space washing machine and dishwasher, wall mounted combination gas fired boiler for central heating and domestic hot water, sealed unit double glazed window, vinyl floor, part tiled walls, double glazed door to outside, opening to:

DINING ROOM/BEDROOM 3 9'8" × 9'4" (2.95m × 2.85m)
radiator, sealed unit double glazed window, coved ceiling.

BEDROOM 1 13' × 11'11" (3.96m × 3.63m)
radiator, sealed unit double glazed window, coved ceiling, door to:

EN SUITE SHOWER ROOM
white suite comprising low level w.c., pedestal wash hand basin, mixer tap, fitted wall mirror, light & shaver point, corner shower cubicle with Aqualisa shower unit, sliding shower screen, Silavent extractor fan, fully tiled walls, vinyl floor, obscure sealed unit double glazed window.

BEDROOM 2 12'11" × 8'10" (3.94m × 2.69m)
sealed unit double glazed window, coved ceiling, radiator.

MAIN BATHROOM
coloured suite comprising panel bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, mixer tap, double cupboard under, fitted wall mirror, light & shaver point, low level w.c., corner shower cubicle, glazed shower screen and door, shower unit, fully tiled walls, radiator, vinyl floor, obscure sealed double glazed window.

OUTSIDE

GARAGE/WORKSHOP 24' × 11'3" (7.32m × 3.43m)
narrowing to 8'10" with up and over door, light & power, electric meter, fitted shelves, obscure sealed unit double glazed window, personnel door to rear.

SINGLE CARPORT
cold water tap, courtesy light.

FRONT GARDEN
The front boundary is marked by a low retaining wall, evergreens, conifers and a tall hedge. There is a tarmac driveway and turning area, outside courtesy light, flower border with a variety of shrubs, evergreens and camellias. Pedestrian footpath leads down the side of the property with gate and gives access to the rear garden.

REAR GARDEN
The garden is mainly laid to lawn with paved patio, cold water tap, courtesy lights and is partly enclosed by panelled fencing with mature evergreens, conifers and a Beech hedge. The garden extends to approximately 72ft in depth and enjoys a delightful south facing aspect.



Ground Floor

Approx. 1266.2 sq. feet



Total area: approx. 1266.2 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 F - Mole Valley District Council.

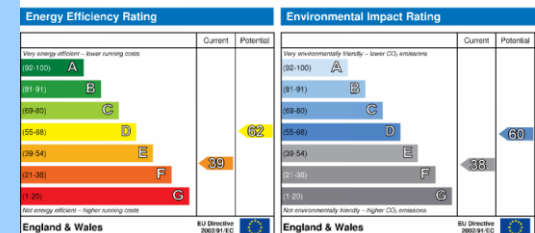
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Energy Performance Certificate



England & Wales

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.

England & Wales

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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