

# HUGGINS EDWARDS & SHARP

**3 SMITH GROVE  
BOOKHAM  
KT23 4FF**



**£875,000 FREEHOLD**

**A STUNNING NEW 3/4 BEDROOM DETACHED HOME BUILT BY A  
HIGHLY REGARDED LOCAL DEVELOPER**

Small Exclusive Development Of 3 & 4 Bedroom Individual Homes  
Walking Distance To Bookham Village  
Within Howard Of Effingham School Catchment  
Luxury Handleless Fitted Kitchen  
Double Glazing And Gas Central Heating  
Solar Voltaic Roof Panels • Burglar Alarm System  
Private Driveway • Extensive Indian Sandstone Paved Terrace  
Virgin High Speed Broadband Available  
Landscaped Garden And 10 Year NHBC Warranty

**11-15 HIGH STREET  
BOOKHAM**

KT23 4AA

SALES:

**01372 457011**

LETTINGS:

**01372 455244**

**3 BRIDGE STREET  
LEATHERHEAD**

KT22 8BL

**01372 374806**

**APEX HOUSE  
10 WEST STREET**

**EPSOM**

KT18 7RG

**01372 727257**

**60-62 CAMBRIDGE RD  
NEW MALDEN**

KT3 3QL

**020 8942 7733**

**1 GROVE ROAD  
SUTTON**

SM1 1BB

**020 8642 2266**

**CHARTERED  
SURVEYORS**

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COMMERCIAL  
ESTATE AGENTS**

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**VALUERS &  
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CONSULTANTS**

**[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)**

### 3 SMITH GROVE, BOOKHAM

SITUATED in a private cul-de-sac within walking distance of Bookham Village which is approximately one mile distant and within the Howard of Effingham school catchment. Bookham village offers a comprehensive range of local shops including two supermarkets and a newly opened Waitrose close by in Leatherhead, a health centre, several dental surgeries, post office, public library and village hall. The area is served by a selection of schools catering for children of all age groups in both the private and public sectors, churches of various denominations, main bus routes and a few minutes drive of Leatherhead station which provides regular services into central London. 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.

Smith Grove is a small and exclusive development of individually designed 3 & 4 bedroom executive homes situated within walking distance of Bookham village with its excellent range of local amenities.

All homes at Smith Grove have been designed to keep your energy bills low, include solar voltaic roof panels, estimated to provide up to 10% of your energy needs, a high efficiency condensing boiler, improved insulation values, and energy efficient appliances giving you a stylish and comfortable home with low running costs and a green impact on the environment.

The kitchens at Smith Grove are all fitted with high quality contemporary gloss fronted units and drawers featuring a handleless design and complemented with Quartz worktops and upstands. Quality Siemens appliances include a fully integrated dishwasher, stainless steel fan assisted oven plus integrated combination oven/microwave, an oversize 800mm 5 ring Flexinduction hob and extractor fan.

The bathrooms are fitted with high quality Duravit white sanitaryware and Hans Grohe taps and shower fittings all designed to take full advantage of the latest green technology to minimise water wastage and reduce your water bills.

Virgin high speed Broadband & TV services are available.

Gardens will be landscaped so your new home will be ready to enjoy from the moment you move in.

The accommodation with approximate room sizes is as follows:-

#### **GROUND FLOOR:-**

- **COVERED ENTRANCE PORCH:** Recessed lights, sensor, part glazed multi locking front door to;
- **RECEPTION HALL:** Porcelain tiled wood effect floor, underfloor heating, heating thermostat control, built in storage cupboard with automatic light, further built in storage cupboard, built in airing cupboard with automatic light housing mega flow pressurised hot water cylinder, consumer unit & solar heating control panel, burglar alarm panel, mains smoke detector, door to:

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- **CLOAKROOM/ENSUITE SHOWER ROOM:** White suite comprising wall hung w.c. with concealed cistern, vanity unit with wash hand basin, mixer tap, cupboard under, fitted mirror/light, shaver point, porcelain tiled wood effect floor, under floor heating, recessed ceiling lights, chrome heated towel rail, fully tiled shower cubicle with fixed rainfall shower plus hand held shower, sliding glazed shower screen, extractor fan, granite display shelf, second door to family room/ fourth bedroom.
- **FAMILY ROOM/BEDROOM 4** 14'3" × 11'2" (4.34m × 3.40m): plus door entrance, under floor heating, heating thermostat control, attractive double glazed rectangular bay window, television & telephone points, door to shower room/cloakroom.
- **LOUNGE** 15' × 13'9" (4.57m × 4.19m): Heating thermostat control, underfloor heating, four wall lights, television & telephone points, wide double glazed bi fold doors opening onto garden.
- **KITCHEN/DINING ROOM** 28'7" × 13'11" (8.71m × 4.24m): A large double aspect room fitted with an excellent & comprehensive range of modern contemporary wall and floor units featuring a handleless design and complimented with Quartz work surfaces and upstands, plug sockets with integrated USB charging points, central island unit with Quartz work surface, underslung one and half bowl stainless steel sink unit with swan neck mixer tap, range of drawers and cupboards under, built in eye level Siemens combination oven/microwave plus further single oven & grill, inset 5 ring induction hob, concealed extractor above with recessed lights, integrated Zanussi full height fridge and frost free freezer, integrated Siemens dishwasher, range of deep pan drawers, feature ceiling lights, mains smoke alarm, heating thermostat control, television and telephone points, recessed ceiling lights, porcelain tiled wood effect floor, underfloor heating, attractive double glazed rectangular bay window, wide bi fold doors enjoying a delightful aspect over the rear garden, door to:
- **UTILITY ROOM** 7'8" × 3'3" (2.34m × 1m): plus large understairs recess, space for tumble dryer and washing machine, double base unit with oak work surface, wall mounted Worcester self condensing gas fired boiler for central heating and domestic hot water, Potterton programmer control, recessed ceiling lights, porcelain tiled wood effect floor, under floor heating, mains smoke alarm, heating thermostat control.

### FIRST FLOOR:-

- **FIRST FLOOR LANDING:** Approached by a turning staircase with wall lights, natural exposed oak handrail and newel post with painted white spindles, radiator with heating thermostat control, mains smoke alarm, Honeywell heating thermostat control, Velux window.
- **MASTER BEDROOM** 12'10" × 11'8" (3.91m × 3.56m): plus wide eaves storage area accessed by two pairs of doors, recessed display alcoves with power points and integrated USB charging points. Range of fitted wardrobes and fitted double cupboard to side, radiator with thermostatic control, two fitted wall lights, double glazed window, door to:
- **EN SUITE BATHROOM** 11'7" × 8'1" (3.53m × 2.46m): a generously sized room with a white suite comprising panel bath with thermostatic bath filler and hand held shower, separate fully tiled shower cubicle with fixed rainfall shower plus hand held shower, sliding glazed shower screen, wall hung w.c. with concealed cistern, vanity unit with drawer under, wash hand basin & mixer tap, extractor fan, chrome towel rail, recessed ceiling lights, large fitted mirror, light, shaver point, wide granite display shelf, access to eaves storage area, Velux window, ceramic tiled floor.

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- **BEDROOM 2** 12'11" x 12'9" (3.94m x 3.89m): plus wide eaves storage area accessed by two pairs of doors, recessed display alcoves with power points and integrated USB charging points, radiator with thermostatic control, two fitted wall lights, double glazed window, radiator with thermostatic control.
- **BEDROOM 3** 13'2" x 10'5" (4.01m x 3.17m): plus wide eaves storage area accessed by two pairs of doors, radiator with thermostatic control, Velux window.
- **FAMILY BATHROOM** 11'7" x 9'11" (3.53m x 3.02m): a generously sized room with a white suite comprising panel bath with thermostatic bath filler and hand held shower, separate fully tiled shower cubicle with fixed rainfall shower plus hand held shower, sliding glazed shower screen, wall hung w.c. with concealed cistern, vanity unit with drawer under, wash hand basin & mixer tap, extractor fan, chrome towel rail, recessed ceiling lights, large fitted mirror, light, shaver point, wide granite display shelf, access to eaves storage area, Velux window, ceramic tiled floor.

### OUTSIDE:-

- **WIDE DRIVEWAY:** double width, providing parking for up to 6 vehicles.
- **GARDEN:** The rear garden enjoys a south facing aspect and is laid to lawn with an extensive full width Indian sandstone paved terrace, courtesy lights, external power points and is enclosed by 1.8m high panel fencing. The garden extends around the side of the house, again laid to lawn with mature conifers and evergreens and a paved footpath providing pedestrian side access.

### FLOOR PLAN



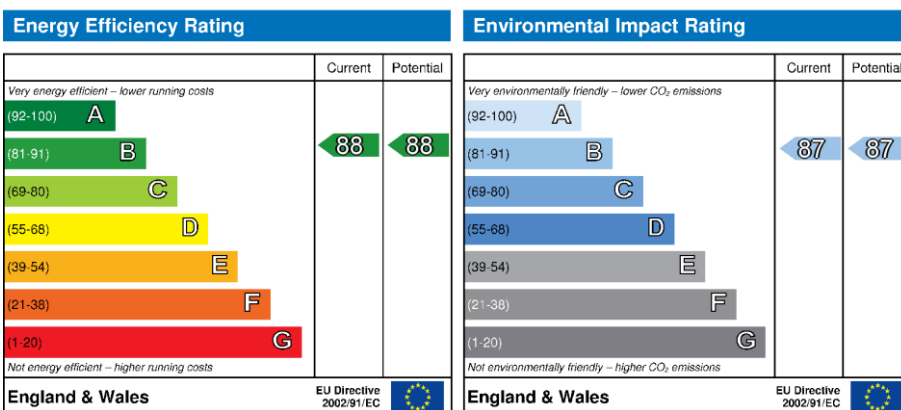
Total area: approx. 1877.0 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Performance Certificate



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.

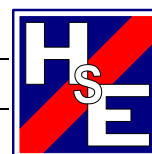
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Notes:

- 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 - For the purposes of Satellite Navigation please use KT22 9HY.

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

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 Bookham Office **01372 457011** [sales@hes-bookham.co.uk](mailto:sales@hes-bookham.co.uk)  
 Website **[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)**



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