



SMITH GROVE

BOOKHAM, KT23 4FF

**A Stunning New 4 Bedroom 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 • Double Garage

Extensive Paved Indian Sandstone Terrace

Virgin High Speed Broadband Available

Landscaped Garden And 10 Year NHBC Warranty

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.



GROUND FLOOR

COVERED ENTRANCE PORCH

RECEPTION HALL

CLOAKROOM

LOUNGE 17'8" × 15'10" (5.38m × 4.83m)

KITCHEN/DINING/FAMILY ROOM 20'11" × 19'2" (6.37m × 5.84m)

UTILITY ROOM 7'2" × 5'6" (2.18m × 1.68m)



FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM 14'3" × 12'6" (4.34m × 3.81m)

EN SUITE SHOWER ROOM

BEDROOM 2 10'11" × 9'11" (3.33m × 3.02m)

BEDROOM 3 9'11" × 9'6" (3.02m × 2.90m)

BEDROOM 4 11'4" × 8' (3.45m × 2.44m)

FAMILY BATHROOM

OUTSIDE

WIDE DRIVEWAY

DOUBLE GARAGE 17'1" × 17' (5.21m × 5.18m)

GARDEN



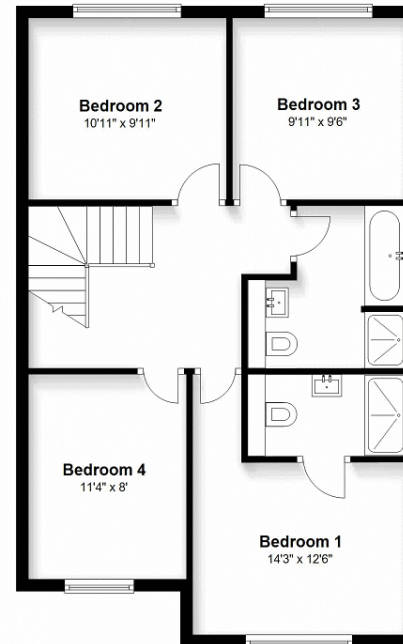
Ground Floor

Approx. 864.8 sq. feet



First Floor

Approx. 674.2 sq. feet



Total area: approx. 1539.0 sq. feet

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

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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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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