



SMITH GROVE

BOOKHAM, KT22 9HY

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

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/ENSUITE SHOWER ROOM

FAMILY ROOM/BEDROOM 4 14'3" × 11'2" (4.34m × 3.40m)

LOUNGE 15' × 13'9" (4.57m × 4.19m)

KITCHEN/DINING ROOM 28'7" × 13'11" (8.71m × 4.24m)

UTILITY ROOM 7'8" × 3'3" (2.34m × 1m)



FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM 12'10" × 11'8" (3.91m × 3.56m)

EN SUITE BATHROOM 11'7" × 8'1" (3.53m × 2.46m)

BEDROOM 2 12'11" × 12'9" (3.94m × 3.89m)

BEDROOM 3 13'2" × 10'5" (4.01m × 3.17m)

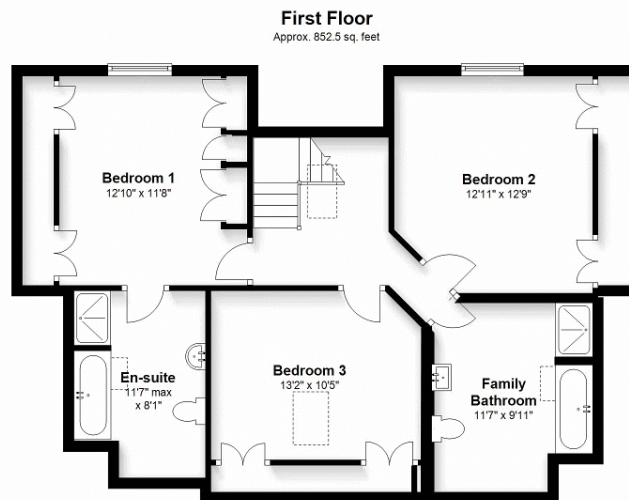
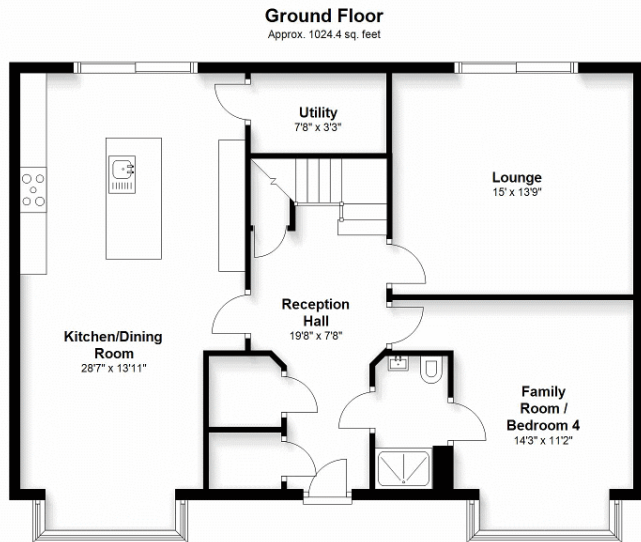
FAMILY BATHROOM 11'7" × 9'11" (3.53m × 3.02m)

OUTSIDE

WIDE DRIVEWAY

GARDEN



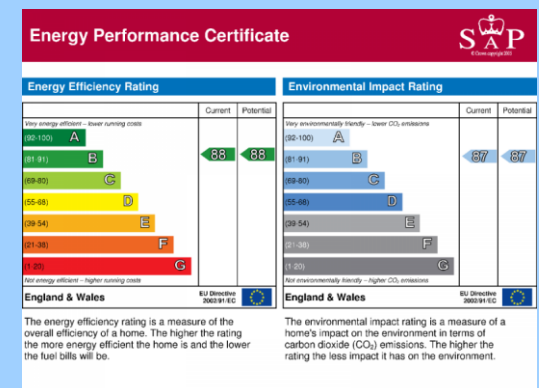


Total area: approx. 1877.0 sq. feet
Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

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**

LEATHERHEAD SALES OFFICE
3 BRIDGE STREET, LEATHERHEAD, KT22 8BL
01372 374806
sales@hes-leatherhead.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES, REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk