HUGGINS EDWARDS & SHARP

CAMELOT HOUSE, GREAT BOOKHAM, KT23 3JT

£850,000 FREEHOLD

CAMELOT HOUSE

CHURCH ROAD, GREAT BOOKHAM, KT23 3JT

Tremendous Potential to Extend, subject to planning

Highly Sought After Location

Walking Distance of Bookham Village & Station

Immediate Vacant Possession
Within Howard of Effingham Catchment
Three Double Bedrooms
Two Reception Rooms
Kitchen/Breakfast Room
Double Garage
Large Garden
Scope to Extend and Modernise
Sealed Unit Double Glazed Windows

A detached family house situated in a highly convenient location within the Howard of Effingham school catchment and walking distance of the village and station. Tremendous potential for extension, if desired, subject to the usual planning consents. The house is in need of some modernisation/ decoration although benefits from sealed unit double glazed windows and 3 good size bedrooms, the main bedroom being large enough to be sub divided into two bedrooms. Outside the house occupies a large plot with rear garden extending to approximately 119 ft deep by 68'6 ft wide. There is also space to the side of the double garage as well as space on the other side of the house for an extension or re positioning the garage etc, subject to the usual planning consents. Properties in this location with potential are rarely available and so an early inspection is advised in order to avoid disappointment.

GROUND FLOOR

COVERED ENTRANCE PORCH
with courtesy light, panelled front door to:

ENTRANCE HALL
woodblock flooring, sealed unit double glazed window, warm air vent, door to:

CLOAKROOM
comprising low level w.c., pedestal wash hand basin, part tiled walls, obscure sealed unit double glazed window.

FAMILY ROOM 11'7" × 10'7" (3.53m × 3.23m)
woodblock flooring, sealed unit double glazed window.

LOUNGE/DINING ROOM 22'1" × 13'9" (6.73m × 4.19m)
max, double aspect, sealed unit double glazed window, central fireplace with fitted electric fire, warm air vent, sealed unit double glazed doors opening onto garden.

KITCHEN/BREAKFAST ROOM 13'10" × 10' (4.22m × 3.05m)
max, fitted with a range of wall and floor units, work surfaces, single drainer stainless steel sink, cupboard housing Johnson and Starley gas fired boiler, built in shelved storage cupboard, sealed unit double glazed window, personal door to garage, stable door to conservatory.

CONSERVATORY
in need of repair.

FIRST FLOOR

FIRST FLOOR LANDING
sealed unit double glazed window, access to loft, built in airing cupboard housing lagged hot water cylinder with immersion heater, further built in shelved storage cupboard.

BEDROOM 1 22'1" × 10'8" (6.73m × 3.25m)
double aspect, sealed unit double glazed windows, could be divided to provide two bedrooms.

BEDROOM 2 13'7" × 11'6" (4.14m × 3.50m)
front aspect, sealed unit double glazed window, built in wardrobe, warm air vent.

BEDROOM 3 10'10" × 10'1" (3.30m × 3.07m)
rear aspect, sealed unit double glazed window, built in wardrobe, warm air vent.

FAMILY BATHROOM
coloured suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level w.c., heated towel rail, fully tiled walls, obscure sealed unit double glazed window.

OUTSIDE

DOUBLE GARAGE 18' × 14'6" (5.49m × 4.42m)
with up-and-over door and personal door to main house.

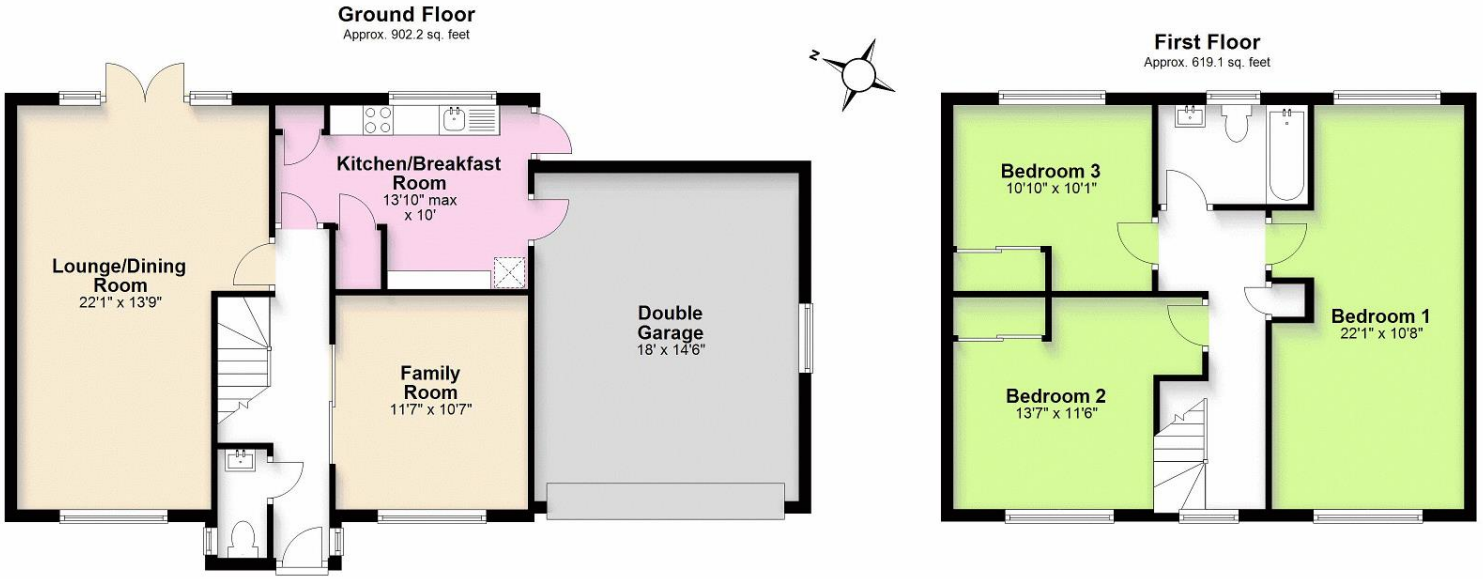
BLOCK PAVED DRIVEWAY
provides off-road parking for several vehicles with turning area.

FRONT GARDEN

laid to lawn with approximately a 70ft frontage, variety of specimen plants and shrubs, blocked paved footpath with handrail. To the side of the garage there is approximately 13'1 width plus further space on the other side of the house, approximately 10'5, allowing ample space for extension, subject to planning.

REAR GARDEN

the rear garden is an excellent size, mainly laid to lawn with mature trees and enclosed by 1.8m high panel fencing extending to approximately 119 ft in depth x 68'6 ft wide.



Total area: approx. 1521.3 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.

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

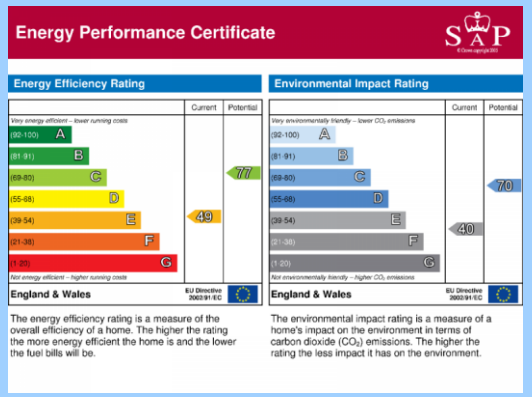
VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

BOOKHAM SALES OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk



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