





SMITH GROVE

BOOKHAM, KT22 9HY

**A Stunning New 3 Double 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

LOUNGE 18'9" × 11'2" (5.72m × 3.40m)

KITCHEN/DINING ROOM 18'9" × 12'6" (5.72m × 3.81m)

UTILITY ROOM 7'1" × 3'11" (2.16m × 1.19m)



FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM 12'9" × 11'3" (3.89m × 3.43m)

EN SUITE BATHROOM 11'2" × 5'7" (3.40m × 1.70m)

BEDROOM 2 13' × 10'1" (3.96m × 3.07m)

BEDROOM 3 13' × 8'3" (3.96m × 2.51m)

FAMILY BATHROOM 10'1" × 7'5" (3.07m × 2.26m)

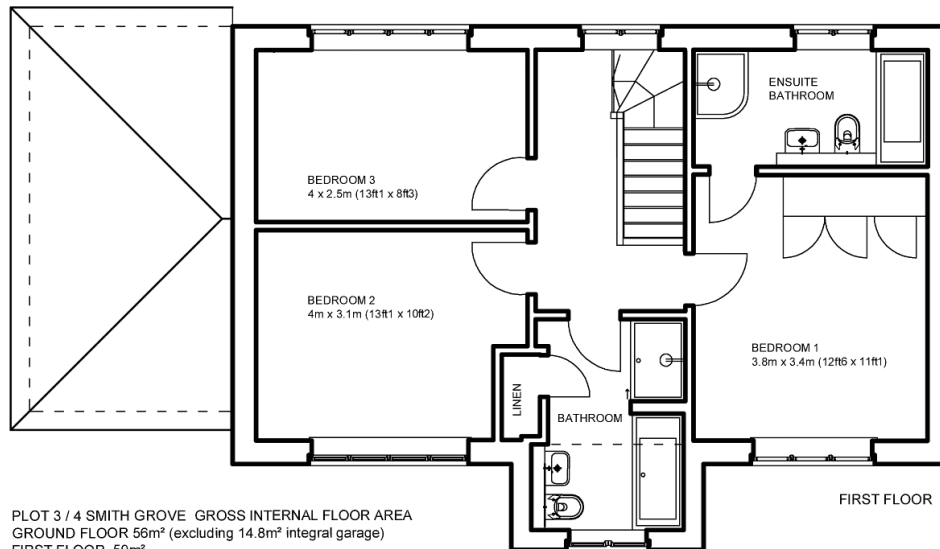
OUTSIDE

WIDE DRIVEWAY

GARDEN

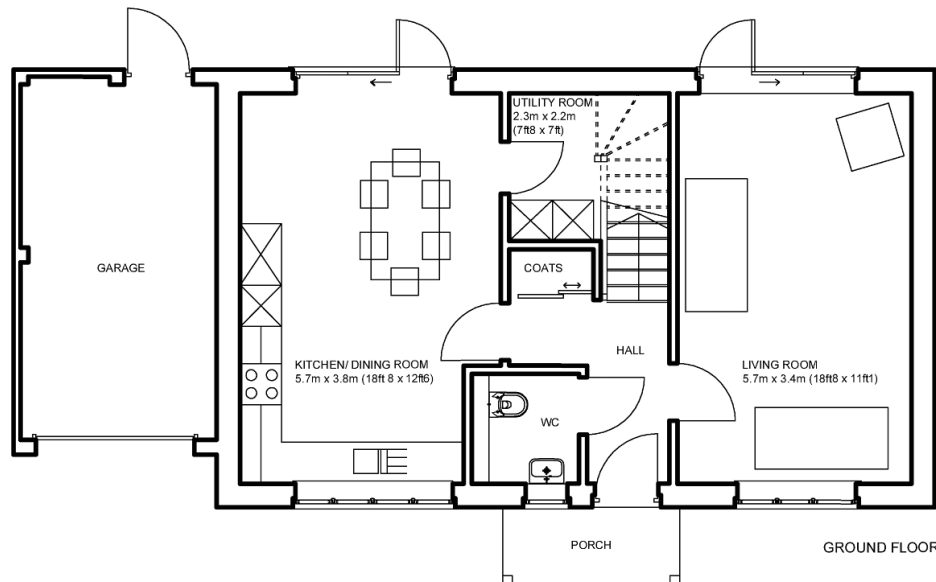
GARAGE 17'1" × 9'3" (5.21m × 2.82m)





PLOT 3 / 4 SMITH GROVE GROSS INTERNAL FLOOR AREA
GROUND FLOOR 56m² (excluding 14.8m² integral garage)
FIRST FLOOR 59m²
TOTAL 115m² excluding garage

FIRST FLOOR

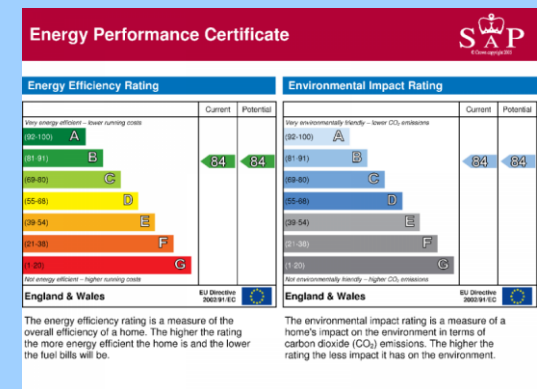


GROUND FLOOR

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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