





LITTLE BOOKHAM STREET BOOKHAM, KT23 3AQ

A Four Bedroom Semi-Detached Family House
Situated Close to the Station & Bookham Common
Howard of Effingham Catchment Area

Reception Hall • Cloakroom
Lounge/Dining Room • Conservatory
Modern Fitted Kitchen • Four Bedrooms
Modern Bathroom
Galleried First Floor Landing
Gas Central Heating
Sealed Unit Double Glazed Windows
Garage
Large Private Driveway
Large Rear Garden
Potential for Extension, subject to planning.

The property is A SPACIOUS SEMI-DETACHED HOUSE which has been modernised and improved and now provides excellent, light and well presented accommodation throughout. The property provides 4 bedrooms, 3 of which are very generous size double rooms, modern first floor bathroom with shower and feature part galleried landing overlooking the entrance hall. On the ground floor there is a double aspect lounge/dining room with wood burning fire, fitted kitchen with built in double stainless steel oven and hob, useful ground floor cloakroom and modern conservatory overlooking the garden. The house benefits further from gas central heating to radiators, air conditioning system and sealed unit double glazed windows. There is also potential to convert the integral garage, if desired, which has direct access from hall, subject to the usual planning consents. Outside the front boundary is marked by a 5 bar gate which opens onto a block paved driveway providing ample parking and the rear garden is a good size being secluded with paved patio. The property is situated in a highly regarded location opposite attractive period homes and an inspection is thoroughly recommended.



GROUND FLOOR

COVERED ENTRANCE PORCH

Courtesy Light, part glazed sealed unit front door to:

RECEPTION HALL

with radiator, coats hanging space, door to garage, cupboard housing electric consumer unit.

CLOAKROOM

white suite comprising low level wc, wash hand basin, half tiled walls, wood effect floor, obscure sealed unit double glazed window.

LOUNGE/DINING ROOM 23' x 14'2" (7.01m x 4.32m)

narrowing to 10'3, double aspect, sealed unit double glazed window, radiator with thermostatic control, inset Barbas wood burning fireplace, slate hearth, dining area with air conditioning unit, radiator with thermostatic control, sealed unit double glazed doors to:

CONSERVATORY 10'11" x 9' (3.33m x 2.74m)

a double aspect room overlooking the garden with sealed unit double glazed windows, radiator with thermostatic control, timber effect floor, sealed unit double glazed patio doors to garden.

FITTED KITCHEN 10'11" x 10'1" (3.33m x 3.07m)

fitted with a comprehensive range of shaker style light wood effect wall and floor units with stainless steel bar handles and contrasting work surfaces, inset 1½ bowl single drainer stainless steel sink unit with mixer tap, plumbing and space for dishwasher, tall fridge/freezer space, built in eye level stainless steel Zanussi double electric oven and grill, inset Zanussi 4 ring gas fired hob, extractor/light above, part tiled walls, vinyl floor, chromium plated heated towel rail, wide sealed unit double glazed window overlooking the rear garden, half glazed door to garden.

FIRST FLOOR

GALLERIED FIRST FLOOR LANDING

with access via foldaway loft ladder to part boarded and insulated loft with two lights, sealed unit double glazed window, air conditioning vent, wall mounted Daikin electronic programmer control.

BEDROOM 1 12'6" x 10'3" (3.81m x 3.12m)

radiator with thermostatic control, sealed unit double glazed window, front aspect with attractive outlook, two air conditioning vents, comprehensive range of fitted drawer units along one wall plus fitted floor to ceiling wardrobes.

BEDROOM 2 14'1" x 10'3" (4.29m x 3.12m)

radiator with thermostatic control, sealed unit double glazed window, rear aspect, two air conditioning vents.

BEDROOM 3 10'11" x 10'4" (3.33m x 3.15m)

radiator with thermostatic control, sealed unit double glazed window, rear aspect, two air conditioning vents, fitted linen cupboard with slatted shelves and radiator.

BEDROOM 4 8'10" x 7'11" (2.69m x 2.41m)

radiator with thermostatic control, sealed unit double glazed window, front aspect with attractive outlook.

MODERN BATHROOM

white suite comprising panel enclosed bath with mixer tap and wall mounted Aqualisa shower unit, glazed shower screen, fully tiled surrounding walls, vanity unit with inset wash hand basin with mixer tap, double cupboard under, obscure sealed unit double glazed window, chromium plated heated towel rail, vinyl floor, part tiled walls, wall mounted double storage cupboard.

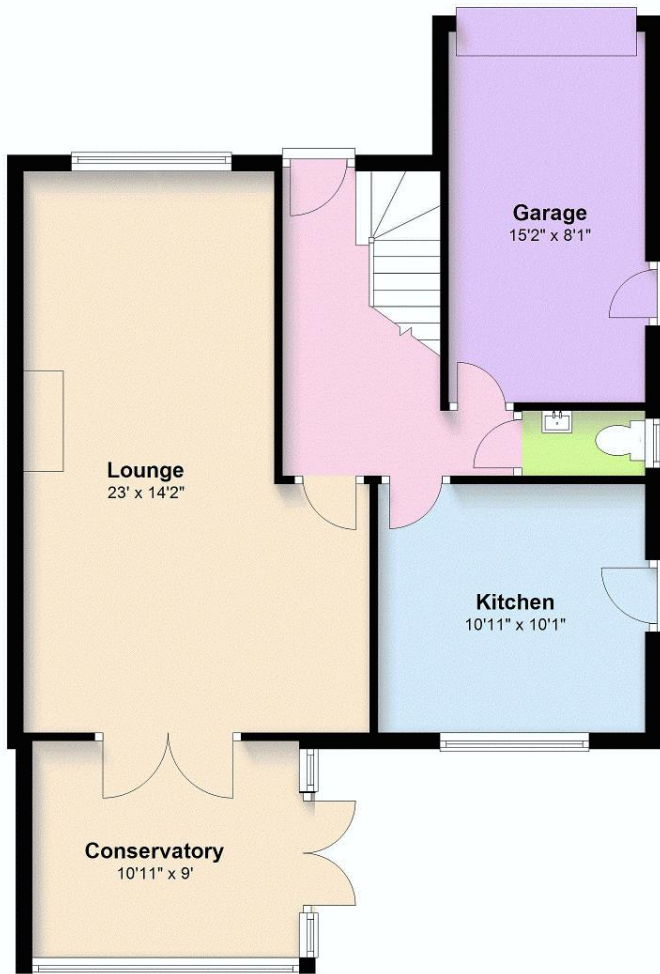
SEPARATE W.C

White suite comprising low level W.C., radiator with thermostatic control, half tiled walls, vinyl floor.



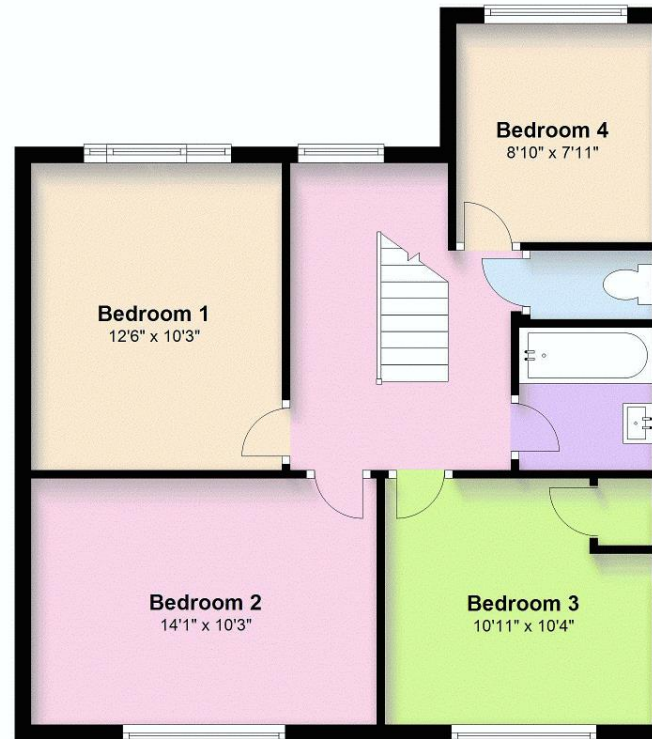
Ground Floor

Approx. 730.2 sq. feet



First Floor

Approx. 629.8 sq. feet



Total area: approx. 1360.0 sq. feet

OUTSIDE

SINGLE GARAGE 15'2" x 8'1" (4.62m x 2.46m)

with electric up-and-over roller door, power and light, plumbing and space for washing machine, space for dryer, wall mounted Worcester combination gas fired boiler for central heating and domestic hot water, door to entrance hall and half glazed door to garden.

FRONT GARDEN

To the front of the property there is a blocked paved driveway and turning area which provides ample parking for several vehicles, enclosed by post & rail and panel fencing with 5 bar gate, evergreens, outside light, footpath leads down the side of the property with pedestrian gate giving access to the rear garden.

REAR GARDEN

mainly laid to lawn, enclosed by 1.5m & 1.8m high panel fencing with a variety of shrubs, plants and evergreens. Timber garden shed, paved patio, low retaining brick wall and raised flower bed. The garden is an excellent size and enjoys a secluded aspect with surrounding evergreens and trees providing an attractive outlook.

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 - Council Tax Band E - Rates payable for year commencing 1st April 2019 £2,313.21 - Mole Valley District Council.

**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
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	
(69-80) C	81	(69-80) C	77
(55-68) D	66	(55-68) D	60
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales R10 Standard 2009/10 E.C.		England & Wales R10 Standard 2009/10 E.C.	

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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