







# THE GARSTONS

GREAT BOOKHAM, KT23 3DT

**A Delightful Detached Bungalow**  
**Located Within Easy Reach of the Village & Station**  
**Potential to Enlarge, Subject to Planning**

**No Ongoing Chain**  
**Entrance Hall**  
**Two Bedrooms**  
**Dining Room/ Bedroom 3**  
**Lounge**  
**Modern Bathroom**  
**Kitchen/Breakfast Room**  
**Gas Central Heating to Radiators**  
**Sealed Unit Double Glazed Windows**  
**Detached Garage**  
**Private Driveway**  
**Large Loft**  
**Conservatory**  
**Secluded South West Facing Rear Garden**



Located about half a mile from Bookham High Street which offers an excellent selection of local shops and also within reach of Bookham Station which offers regular service into central London. A detached bungalow built in the 1950's and offering flexible accommodation with a delightful south westerly facing rear garden. There is potential to enlarge the property, if desired, by either extending or converting the large loft space, subject to the usual planning consents. The bungalow benefits further from gas central heating to radiators and sealed unit double glazed windows & doors with UPVC soffits, fascias and downpipes. Outside there is a single garage, private driveway and turning area together with a delightful secluded garden. An internal inspection is highly recommended to appreciate this light and well presented home.



## GROUND FLOOR

### COVER ENTRANCE PORCH

courtesy light, sealed unit double glazed front door and matching side window to:

### ENTRANCE HALL

radiator with shelf over, coved ceiling, built-in coats cupboard, access to large insulated and partly boarded loft via ladder with light and combination gas fired boiler for central heating and domestic hot water, three further built-in partly shelved storage cupboards, door to:

### LOUNGE 15'3" × 12'4" (4.65m × 3.76m)

two radiators, central Adam style fireplace, fitted electric fire, coved ceiling, T.V. point, sealed unit double glazed window.

### DINING ROOM/BEDROOM 3 12'5" × 11'2" (3.78m × 3.40m)

fitted electric fire, T.V. point, vertical radiator, sealed unit double glazed French doors with full length side window overlooking rear garden. N.B. This room is currently being used as a family room but could easily be used as a third bedroom.

### KITCHEN/BREAKFAST ROOM 11'5" × 8'9" (3.48m × 2.67m)

fitted with an excellent range of light wood fronted wall and floor units with stainless steel bar handles, contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, part tiled walls, under unit lighting, built in Neff electric oven & grill, inset 4 ring Neff gas hob, concealed extractor above, integrated dishwasher, plumbing and space for washing machine, integrated fridge and freezer, wine cooler, breakfast bar, radiator, T.V. point, ceramic tiled floor, sealed unit double glazed windows, double aspect, door to:

### CONSERVATORY 9'10" × 9'2" (3m × 2.79m)

radiator, T.V. point, full length double glazed sealed unit windows and double doors opening onto the garden.

### BEDROOM 1 12'1" × 11'5" (3.68m × 3.48m)

max, radiator, sealed unit double glazed window.

### BEDROOM 2 9'3" × 9' (2.82m × 2.74m)

radiator, sealed unit double glazed window, coved ceiling.

### MODERN BATHROOM

re-fitted white suite comprising panel enclosed bath with mixer tap and Aqualisa thermostatic shower unit, glazed side screen, mirror fronted corner medicine cabinet, vanity unit, range of cupboards, inset wash hand basin, mixer tap, low level w.c. with concealed cistern, display shelf, ceramic tiled floor, obscure sealed unit double glazed window, recessed ceiling lights, Vent Axia extractor fan, chrome plated heated towel rail, radiator.

## OUTSIDE

### DETACHED GARAGE 17'11" × 8'4" (5.46m × 2.54m)

swing doors, light & power, personal door to rear.

### PRIVATE DRIVEWAY

a blocked paved driveway leads down the side of the property giving access to the garage and providing ample parking with turning area to the front.





Total area: approx. 916.6 sq. feet

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

#### FRONT GARDEN

partly enclosed by an evergreen hedge with raised flower border and a variety of shrubs and plants. Pedestrian gate with lock gives access to the rear garden. Outside security light.

#### REAR GARDEN

mainly laid to lawn with paved patio, outside cold water tap, summer house, steps lead down to a ornamental fishpond with rockery, shaped herbaceous flower borders, variety of shrubs, plants and evergreens, acer tree. Two timber garden sheds one with power, timber garden store, aluminium framed greenhouse, further circular paved patio. The garden enjoys a secluded and delightful south westerly facing aspect, partly enclosed by 1.8m high panel fencing and conifer hedge.

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 - Mole Valley District Council.

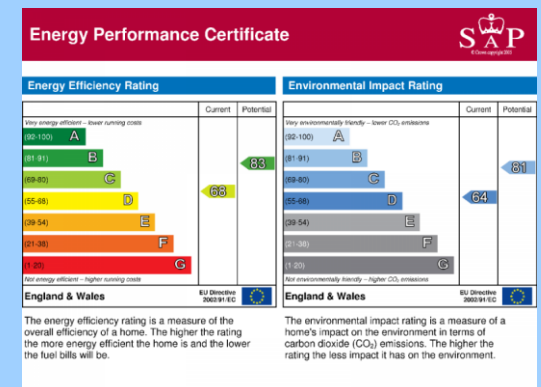
**VIEWING STRICTLY BY APPOINTMENT  
ONLY THROUGH THE VENDORS AGENTS  
HUGGINS EDWARDS & SHARP**

**BOOKHAM SALES OFFICE**

11-15 HIGH STREET, BOOKHAM, KT23 4AA

**01372 457011**

sales@hes-bookham.co.uk



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**