

## **ELMCROFT EDENSIDE ROAD BOOKHAM KT23 3EP**

---

**Private Mews Development  
Close to Village and Station  
No Onward Chain**

**Entrance Porch  
Lounge  
Modern Kitchen  
Two Bedrooms  
Bathroom  
Courtyard Patio Garden  
Garage in Block  
Overlooking Central Green  
Sealed Unit Double Glazed Windows  
Ideal Starter Home or Investment Purchase**



The property is a terraced house situated in a private mews style development overlooking a central green within walking distance of both Bookham High Street and Main Line Station. The accommodation offers entrance hall, lounge with fitted storage/display cupboards, modern fitted kitchen and rear hall with door opening onto a private enclosed courtyard/patio. On the first floor there is a main double bedroom with comprehensive range of fitted bedroom furniture, second bedroom/study and modern bathroom with white suite. There is no onward chain and this property would make an ideal starter home or investment purchase.



## GROUND FLOOR

### COVERED ENTRANCE PORCH

recessed light, part glazed front door to:

### ENTRANCE HALL

door to:

LOUNGE 13'5" × 11'9" (4.09m × 3.58m)

sealed unit double glazed window, coved ceiling, range of fitted storage cupboards and glazed display cupboards, display top, wall mounted Creda storage heater with electric fan, built in partly shelved storage cupboard, opening to:

### REAR HALL

stairs to first floor landing, Creda electric storage heater, sealed unit double glazed door to patio, wide archway opening to:

MODERN KITCHEN 10'7" × 6' (3.23m × 1.83m)

comprising an excellent range of fitted wall and floor units with contrasting work surfaces having post formed edges, one and a half bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, ceramic hob, integrated fridge/freezer, breakfast bar, fitted washing machine, coved ceiling, sealed unit double glazed window, vinyl floor, recessed ceiling lights.



## FIRST FLOOR

### FIRST FLOOR LANDING

Access to partly boarded loft, built in airing cupboard housing lagged hot water cylinder with immersion heater, door to:

BEDROOM 1 11'9" × 11'4" (3.58m × 3.45m)

front aspect, sealed unit double glazed window, coved ceiling, comprehensive range of fitted bedroom furniture incorporating drawers, low storage cupboards, display shelves and recess for tv, double fitted wardrobe.

BEDROOM 2 9'3" × 6'1" (2.82m × 1.85m)

max, skylight window, double built in overstairs cupboard, space for desk, range of fitted bookshelves and storage cupboards, coved ceiling, recessed ceiling lights.

### BATHROOM

white suite comprising panel enclosed bath with mixer tap and shower attachment, shower rail & curtain, pedestal wash hand basin, low level w.c., heated towel rail, fully tiled walls, obscure sealed unit double glazed window, fitted circular mirror, coved ceiling, recessed ceiling lights.

## OUTSIDE

### SINGLE GARAGE

situated in a block with up and over door.

### COMMUNAL GARDEN

Situated to the front and rear of the house with large attractive circular lawn area to the front and outside communal lighting.

### COURTYARD/PATIO

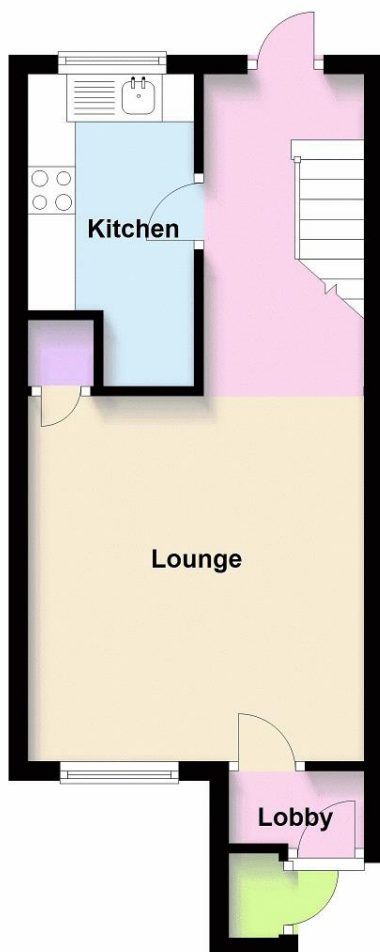
Situated immediately to the rear, private paved area ideal for bbq's enclosed by low retaining walls and a picket fence and gate.





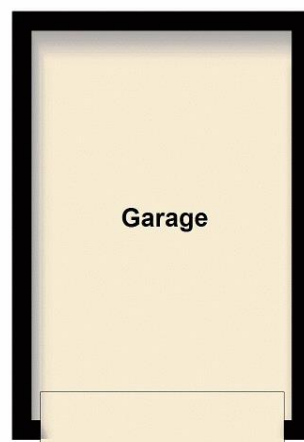
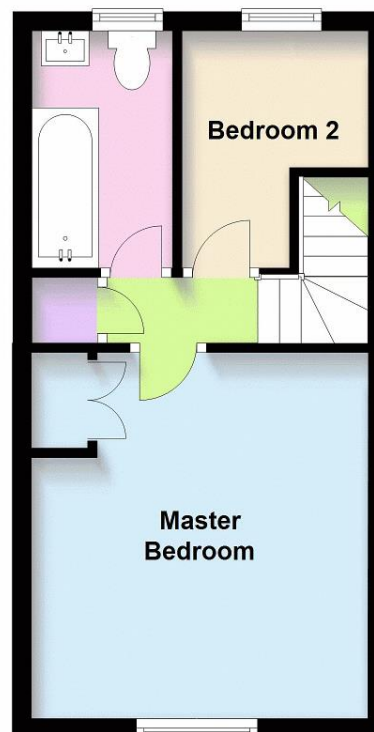
## Ground Floor

Approx. 355.0 sq. feet



## First Floor

Approx. 274.0 sq. feet



Total area: approx. 628.9 sq. feet

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, water and drainage are all connected to the property.

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

Note 4 - We understand the property is Freehold. However, there is an annual charge of approximately £300 - £400 for upkeep of the communal area's and lighting.

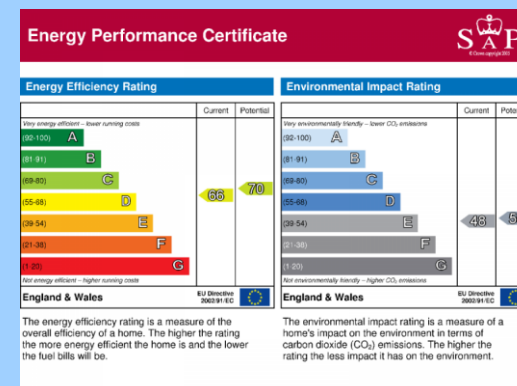
**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

**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](http://www.hugginsedwards.co.uk)