





BRACKEN CLOSE

BOOKHAM, KT23 3ER

**An Immaculately Presented Modern House
Ideally Located Between the Village &
Station
Small Cul-de-Sac Location**

**Two Bedrooms
Modern White Bathroom Suite
Entrance Hall
Lounge
Modern Fitted Kitchen/Dining Room
Sealed Unit Double Glazed Windows
Gas Central Heating to Radiators
Landscaped Rear Garden
Full Width Paved Patio
Allocated Parking Space**



An immaculately presented modern terrace house conveniently located between Bookham main line station and the village High Street. The property has been modernised and updated and benefits from sealed unit double glazed windows, gas central heating to radiators with a combination boiler, two bedrooms, modern white bathroom suite, modern kitchen/dining room, lounge, enclosed entrance porch and landscaped rear garden with timber garden shed and direct access to an allocated parking space. An internal inspection is highly recommended to appreciate this beautifully presented house.

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

with courtesy light, sealed unit double glazed front door, coats hanging space, gas and electric meters, timber effect flooring, part glazed door to:

ENTRANCE HALL

radiator, consumer unit, stairs rise to first floor, panelled door to:

LOUNGE 14'2" × 12'11" (4.32m × 3.94m)

max, sealed unit double glazed window, radiator, under stairs recess, feature vertical radiator and opening to:

MODERN KITCHEN/DINING ROOM 12'11" × 8'3" (3.94m × 2.51m)

Fitted with an excellent range of light wood fronted wall and floor units, contrasting work surfaces, inset single drainer single bowl stainless steel sink unit with mixer tap, built in stainless steel electric double oven and grill, inset 4 ring ceramic hob, stainless steel chimney extractor hood above, part tiled walls, plumbing and space for washing machine, appliance space, built in storage cupboard, tile effect floor, sealed unit double glazed window and double doors to garden.



FIRST FLOOR

FIRST FLOOR LANDING

radiator, access to partly boarded loft with light and combination gas fired boiler for central heating and domestic hot water.

BEDROOM 1 12'6" × 9'5" (3.81m × 2.87m)

sealed unit double glazed window, front aspect, radiator, deep double built in wardrobe with fitted shelf and hanging space, built in shelved linen cupboard with electric heater.

BEDROOM 2 9'11" × 6'5" (3.02m × 1.96m)

sealed unit double glazed window, rear aspect, feature vertical radiator.

MODERN BATHROOM

with white three piece suite comprising panel enclosed bath, mixer tap with fitted shower attachment, shower rail and curtain, fully tiled surrounding walls, pedestal wash hand basin with mixer tap, low level w.c., chrome plated heated towel rail, shaver point, tile effect floor, fitted mirror, tiled display shelf, obscure sealed unit double glazed window.

OUTSIDE

ALLOCATED PARKING SPACE

situated to the rear of the garden, third one in from the left.

FRONT GARDEN

neatly laid to lawn with paved footpath.

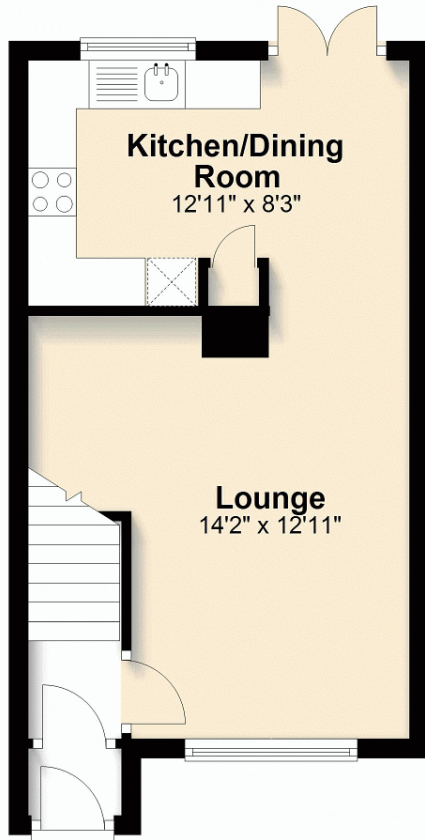
REAR GARDEN

which in our opinion is a lovely feature of this property, mainly laid to lawn with full width paved patio, enclosed by 1.8m high close boarded fencing, colourful flower border, timber garden shed, paved footpath and rear pedestrian gate enables access to the parking space.



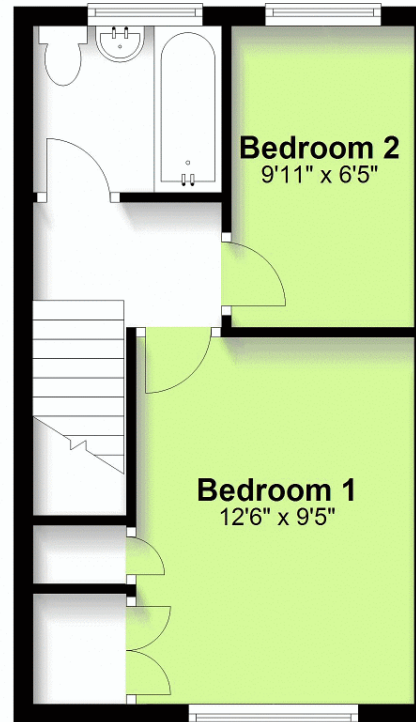
Ground Floor

Approx. 308.4 sq. feet



First Floor

Approx. 299.9 sq. feet



Total area: approx. 608.3 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 to this property.
Note 3 - Council Tax Band D - 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 82-100 A	
81-91 B	90	61-91 B	91
69-80 C	74	49-80 C	75
55-68 D		35-68 D	
43-54 E		29-54 E	
35-47 F		21-38 F	
1-34 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Standard 2009/10/18 EC		England & Wales EU Standard 2009/10/18 EC	

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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