







## **EASTWICK PARK AVENUE**

### **GREAT BOOKHAM, KT23 3ND**

**A Beautifully Presented Detached Bungalow  
Situated Close to Village and Local  
Amenities**

**Highly Regarded Location**

**Space For Extension, Subject To Planning Permission  
Master Bedroom with En-suite Shower Room  
Two Further Double Bedrooms • Lounge  
Luxury Family Bathroom • Reception Hall  
Superb Modern Kitchen/Dining/Family Room  
Sealed Unit Double Glazed Windows & Facias  
Gas Central Heating to Radiators  
Garage & Workshop  
Wide Plot & Secluded Rear Garden**

Situated on a wide plot in a highly regarded location within approximately one mile of Bookham High Street. An ATTRACTIVE DETACHED BUNGALOW which has been remodelled and modernised by the present owners to provide a light and spacious modern layout yet still offers potential to enlarge, if desired. The property offers 3 double bedrooms, two with fitted wardrobes together with a new en suite shower room and modern family bathroom. There is a superb and comprehensively equipped fitted kitchen/dining/family room which opens onto the patio and enjoys a delightful outlook over the rear garden. In addition, there is a welcoming reception hall, separate lounge, useful covered side passage area and large loft. The current owners have undertaken a considerable amount of work within the last 2 years and the property has been re wired, a new gas combination boiler installed, new internal oak veneered doors, new architrave and skirting as well as solid 18mm oak flooring and brushed chrome sockets and light switches. Outside the property benefits from sealed unit double glazed windows, facias, extensive blocked paved driveway, paved patio and a wide secluded garden. An internal inspection is **HIGHLY RECOMMENDED** to appreciate this beautifully presented home.



## GROUND FLOOR

### COVERED ENTRANCE PORCH

courtesy light, quarry tiled step, sealed unit double glazed front door to:

RECEPTION HALL 9'6" × 9'5" (2.90m × 2.87m)

large double built in storage cupboard with automatic light, recessed ceiling lights, smoke alarm, dimmer switch, radiator, oak floor, sealed unit double glazed window, further built in storage cupboard, glazed double doors opening to kitchen/dining/family room, door to:

LOUNGE 16'2" × 13'7" (4.93m × 4.14m)

large sealed unit double glazed window, feature vertical radiator, t.v. point and recessed ceiling lights.

SUPERB KITCHEN/DINING/FAMILY ROOM 22'4" × 18'10" (6.81m × 5.74m)

a delightful room with sealed unit double glazed window and double doors overlooking the rear garden. Fitted with an excellent & comprehensive range of handleless design gloss fronted wall and floor units incorporating floor to ceiling units with contrasting quartz work surfaces, quartz upstand & window sill, inset underslung stainless steel sink unit, mixer tap. Two built in eye level stainless steel Neff double ovens, integrated full length fridge and freezer, plus two full length shelved storage units, range of drawer units, integrated washer/dryer, integrated dishwasher, fitted display shelves, feature central island with quartz work surface and inset Neff induction hob and feature extractor, range of deep pan drawer units under, recessed ceiling lights, oak floor, three vertical radiators, t.v. point, door to:

COVERED SIDE PASSAGE 20'7" × 4'3" (6.27m × 1.30m)

doors front and rear, useful storage area, sealed unit double glazed windows, electric points, cold water tap.

INNER HALL 15' × 11'11" (4.57m × 3.63m)

oak floor, recessed ceiling lights, smoke detector, sun pipe, access to a spacious, insulated loft via sliding ladder, partly boarded, gas fired combination boiler for central heating and domestic hot water, side window.

MASTER BEDROOM 20' × 9'9" (6.10m × 2.97m)

max, double aspect, fitted with a range of bedroom furniture incorporating two double wardrobes, bed recess, range of fitted storage cupboards and display units above, bedside cupboards, USB charging points, radiator, recessed ceiling lights, t.v. point, sealed unit double glazed window and double doors overlooking the rear garden, door to:

### EN-SUITE SHOWER ROOM

modern white suite comprising low profile corner shower, fully tiled walls, glazed shower screen and sliding door, thermostatic shower unit, fixed rainfall shower plus handheld shower, low level w.c., double storage unit with stone worktop and wash hand basin with mixer tap, fitted illuminated mirror, shaver point, chromium plated heated towel rail, obscure sealed unit double glazed window, ceramic tiled floor, recessed ceiling lights, extractor fan.

BEDROOM 2 13'4" × 11'5" (4.06m × 3.48m)

fitted wall to wall light wood effect wardrobes with sliding floor to ceiling doors, recessed ceiling lights, radiator, sealed unit double glazed window.

BEDROOM 3 10'3" × 9'5" (3.12m × 2.87m)

rear aspect, sealed unit double glazed window, radiator and recessed ceiling lights.

### FAMILY BATHROOM

modern white suite comprising L shaped panelled bath with fixed shower screen and thermostatic shower unit, fixed rainfall shower, mixer tap, fully tiled surrounding walls, low level w.c., double fitted storage unit with wash hand basin, mixer tap, further fitted storage units, display shelf, part tiled walls, fitted illuminated mirror, radiator, shaver point, ceramic tiled floor, extractor fan, recessed ceiling lights.



# Ground Floor

Approx. 1630.0 sq. feet



Total area: approx. 1630.0 sq. feet

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

## OUTSIDE

### DRIVEWAY

extensive blocked paved hard surface driveway and turning area allowing ample off street parking and giving access to:

**GARAGE** 17'2" x 14'9" (5.23m x 4.50m)

narrowing to 11'1" with electric up and over door, light and power, personal glazed door to the rear and inner hall.

### FRONT GARDEN

mainly laid to lawn with panel fencing and conifer hedge, a post and rail fence marks the front boundary together with evergreen laurels.

### SECLUDED REAR GARDEN

mainly laid to lawn extending to approx. 51 ft deep x 62 ft wide with flower border, evergreens, large paved patio, courtesy lights and security light. The garden is secluded and is enclosed by panel fencing and mature conifers.

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 G - 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
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82	84	78	56

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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