





SMITH GROVE

BOOKHAM, KT23 4FF

**A Stunning New 4 Bedroom Home Built By
A Highly Regarded Local Developer**

**Small Exclusive Development Of 3 & 4 Bedroom
Individual Homes**

Walking Distance To Bookham Village

Within Howard Of Effingham School Catchment

Luxury Handleless Fitted Kitchen

Double Glazing And Gas Central Heating

Superb Kitchen/Dining/Family Room

Solar Voltaic Roof Panels

Burglar Alarm System

Extensive Paved Indian Sandstone Terrace

Virgin High Speed Broadband Available

Landscaped Garden And 10 Year NHBC Warranty

Smith Grove is a small and exclusive development of individually designed 3 & 4 bedroom executive homes situated within walking distance of Bookham village with its excellent range of local amenities.

All homes at Smith Grove have been designed to keep your energy bills low, include solar voltaic roof panels, estimated to provide up to 10% of your energy needs, a high efficiency condensing boiler, improved insulation values, and energy efficient appliances giving you a stylish and comfortable home with low running costs and a green impact on the environment.

The kitchens at Smith Grove are all fitted with high quality contemporary gloss fronted units and drawers featuring a handleless design and complemented with Quartz worktops and upstands.



GROUND FLOOR

COVERED ENTRANCE PORCH

RECEPTION HALL

CLOAKROOM

LOUNGE 17'9" × 12'6" (5.41m × 3.81m)

KITCHEN/DINING/FAMILY ROOM 29'4" × 10'6" (8.94m × 3.20m)

UTILITY ROOM 9'6" × 4'1" (2.90m × 1.24m)



FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM 16'11" × 16'2" (5.16m × 4.93m)

EN SUITE SHOWER ROOM

BEDROOM 2 16'4" × 12'9" (4.98m × 3.89m)

BEDROOM 3 12' × 11'8" (3.66m × 3.56m)

BEDROOM 4 12'10" × 8'10" (3.91m × 2.69m)

FAMILY BATHROOM

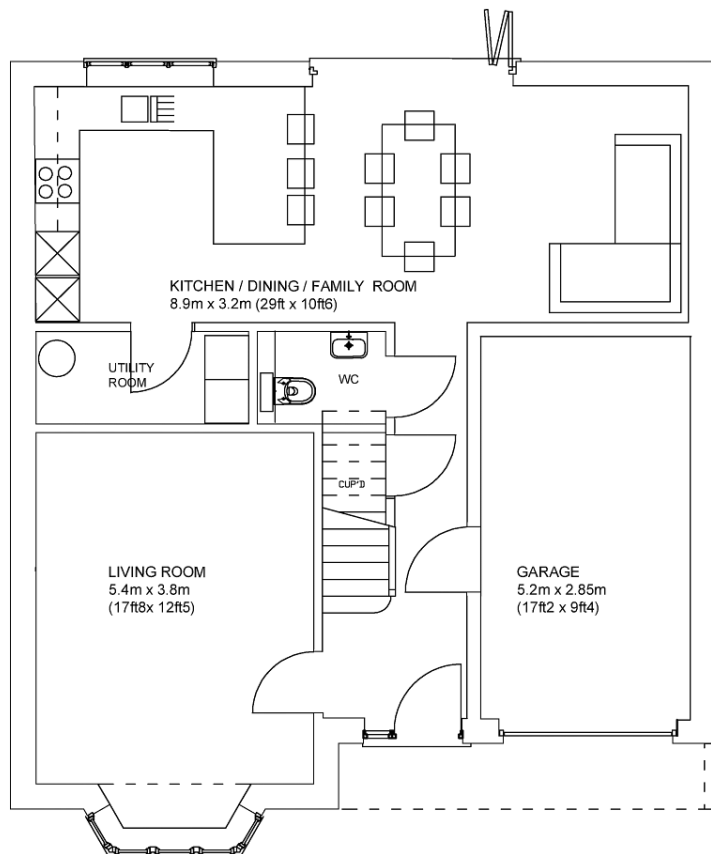
OUTSIDE

EXTENSIVE DRIVEWAY

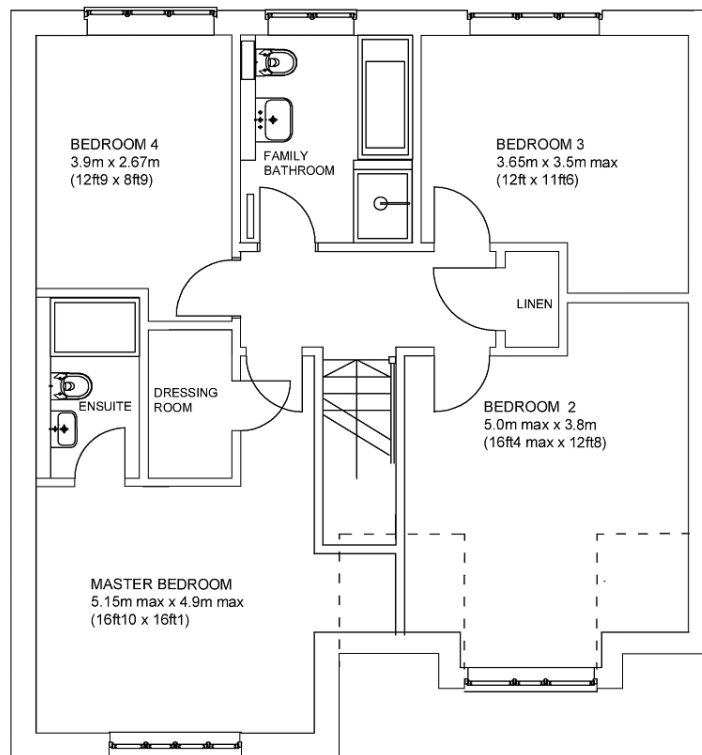
GARAGE 17'1" × 17' (5.21m × 5.18m)

GARDEN





GROUND FLOOR



FIRST FLOOR

PLOT 2 / 1 SMITH GROVE GROSS INTERNAL FLOOR AREA
GROUND FLOOR 68m² (excluding 15m² integral garage)
FIRST FLOOR 78m²
TOTAL 146m² excluding garage



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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.

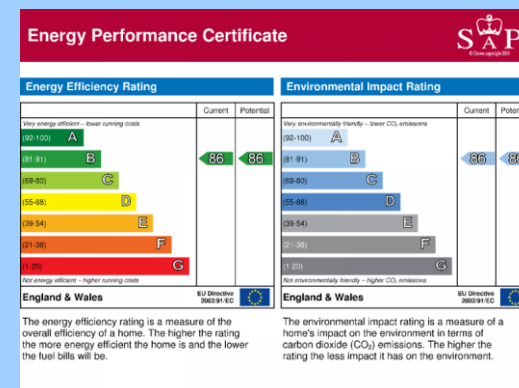
Note 3 - For the purposes of Satellite Navigation please use KT22 9HY.

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

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