





OAKDENE CLOSE

GREAT BOOKHAM, KT23 4PT

An Individual Detached Family House
Close to National Trust Countryside
Howard of Effingham Catchment Area
Potential to Enlarge or Extend (STPP)

Four Double Bedrooms
En Suite Bathroom
Family Bathroom
Reception Hall
Cloakroom
Lounge
Dining Room
Study
Fitted Kitchen/Breakfast Room
Large Loft
Sealed Unit Double Glazed Windows
Gas Central Heating to Radiators
Double Garage
Private Driveway
Paved Patio
Westerly Facing Rear Garden



AN INDIVIDUAL DETACHED FAMILY HOME built in 1985 and located on the south side of the village in a cul-de-sac close to miles of open countryside and about half a mile from Bookham Village. The property occupies an excellent position and offers potential to extend, if desired, subject to planning or enlarge by converting the large loft area. There are four excellent size bedrooms, 2 bathrooms, generous first floor landing, 3 separate reception rooms, large welcoming entrance hall and kitchen/breakfast room. The property offers particularly spacious rooms sizes and benefits from gas central heating to radiators with a recently fitted Worcester gas fired boiler. There is space to extend to the side of the house as well as to the rear or convert the garage into accommodation, if desired. There is also a generous first floor landing and large loft area. An internal inspection is thoroughly recommended to appreciate this spacious family house with potential and good size secluded garden situated in a sought after location.

GROUND FLOOR

Courtesy light and double glazed entrance door to:
COVERED ENTRANCE PORCH
with courtesy light, part glazed front door to:
RECEPTION HALL 17'4" × 6'5" (5.28m × 1.96m)
two radiators with thermostatic controls, coved ceiling, under stairs storage cupboard, heating thermostat control, built in double storage cupboard, door to garage, door to:
CLOAKROOM
coloured suite comprising low level w.c., pedestal wash hand basin, radiator with thermostatic control, fully tiled walls, fitted mirror, coved ceiling, extractor fan.
DINING ROOM 14'11" × 12'5" (4.55m × 3.78m)
double aspect, double radiator with thermostatic control, coved ceiling, three wall light points, double glazed sliding patio doors enjoying a delightful aspect over the rear garden.
LOUNGE 16'4" × 12'5" (4.98m × 3.78m)
two double radiators with thermostatic controls, coved ceiling, feature fireplace with fitted gas coal effect fire, heavy timber mantel, stone hearth, three wall light points, t.v.point, double glazed sliding patio doors enjoying a delightful aspect over the rear garden.
STUDY 10' × 6'8" (3.05m × 2.03m)
double radiator with thermostatic control, coved ceiling, sealed unit double glazed window, side aspect.
FITTED KITCHEN/BREAKFAST ROOM 16'10" × 10'8" (5.13m × 3.25m)
double aspect, fitted with an excellent range of wall and floor units, contrasting work surfaces, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, built in Bosch eye level double oven and grill, inset 4 ring ceramic hob with extractor/light above, integrated dishwasher and fridge, concealed lighting, sealed unit double glazed window, coved ceiling, radiator with thermostatic control, space for breakfast table, timber effect floor, heating programmer control, glazed door to side.

FIRST FLOOR

FIRST FLOOR LANDING 19'9" × 6'6" (6.02m × 1.98m)
approached by a turning staircase with sealed unit double glazed window, built in double airing cupboard housing lagged hot water cylinder with immersion heater, slatted shelves. Access to part boarded loft with light and skylight window via folding timber ladder. The loft is an excellent size approximately 23ft x 19ft in the central area and could be convert into further accommodation, subject to the usual planning consents.
MASTER BEDROOM 14'11" × 12'5" (4.55m × 3.78m)
two sealed unit double glazed windows, rear aspect, two radiators with thermostatic controls, coved ceilings, fitted wardrobes, bed recess and range of fitted cupboards.
EN SUITE BATHROOM
coloured suite comprising tiled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., fully tiled shower cubicle, glazed shower screen, double radiator, medicine cabinet, coved ceiling, fitted mirror, obscure sealed unit double glazed window.
BEDROOM 2 16'5" × 12'5" (5m × 3.78m)
two sealed unit double glazed windows, rear aspect, coved ceiling, two radiators with thermostatic controls. N.B This room is an excellent size and could be sub divided into two rooms, if desired.
BEDROOM 3 15' × 10' (4.57m × 3.05m)
two sealed unit double glazed windows, front aspect, two radiators with thermostatic controls, coved ceiling.
BEDROOM 4 10'1" × 10' (3.07m × 3.05m)
sealed unit double glazed window, front aspect, radiator with thermostatic control, coved ceiling.
FAMILY BATHROOM
coloured suite comprising tiled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., fully tiled walls, double radiator with thermostatic control, fitted mirror, obscure sealed unit double glazed window.

OUTSIDE

DOUBLE GARAGE 18'1" × 16'10" (5.51m × 5.13m)
electric up and over door, light and power, sealed unit double glazed window, wall mounted Worcester gas fired boiler for central heating and domestic hot water, storage space.
PRIVATE DRIVEWAY hardsurface driveway providing off-road parking, access to the garage, side access either side leading to the rear garden.



Ground Floor

Approx. 1172.5 sq. feet



First Floor

Approx. 924.0 sq. feet



Total area: approx. 2096.5 sq. feet

FRONT GARDEN

The front garden is laid to lawn with surrounding flower beds and the boundary is partly enclosed by an evergreen hedge and 1.8m high brick wall.

REAR GARDEN

which is an attractive feature of the property enjoying a westerly facing aspect and is laid mainly to lawn with full width paved patio, partly enclosed by a conifer hedge and 1.8m high panel fence and a high brick wall. There is side access either side of the house with pedestrian gate to one side and additional double gates on the other side.

TIMBER SUMMERHOUSE/GAMES ROOM 20' x 9'5" (6.10m x 2.87m)
window, light and power, double glazed doors.

TIMBER GARDEN SHED with double doors 11'8" x 7'10" (3.56m x 2.39m).

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 - Mole Valley Borough Council Council Tax Band G.

**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

Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
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75	67	75	68

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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