

**TO LET**



**PRETTY COTTAGE WITH ORIGINAL FEATURES  
IN QUIET BACKWATER CLOSE TO THE HIGH STREET  
SHOPS AND SCHOOLS ALL WITHIN WALKING DISTANCE  
TWO DOUBLE BEDROOMS  
GAS CENTRAL HEATING AND DOUBLE GLAZING  
PARKING AND GARDEN**

Pretty semi detached cottage set in a quiet backwater in the heart of Bookham Village and within an easy walk of all local amenities. The accommodation comprises Entrance Hall, Sitting Room, Kitchen/Dining Room, Ground floor Bathroom and to the first floor two Double Bedrooms with wardrobe cupboards. The cottage retains many original features yet has double glazed window units and gas central heating with radiators. There is parking for two vehicles, two storage sheds and a small easily maintained rear garden. AVAILABLE FROM 20TH MARCH 2020



{Floorplan1}

## GROUND FLOOR

FRONT DOOR TO  
ENTRANCE HALL

Airing Cupboard with lagged hot water tank and fitted immersion heater. Coat hooks and stairs to first floor. Beige carpet matching throughout all the main areas.

SITTING ROOM 11'11" x 11'11" (3.63m x 3.63m)  
Attractive square bay window with deep sill and outlook over the garden. Original fireplace (feature only). TV point.

KITCHEN/DINING ROOM 12' x 10'9" (3.66m x 3.28m)

Fitted with a range of white fronted floor and wall units, granite effect worktops. Inset Asterite one and a half bowl sink and drainer. Inset four ring gas hob, built under electric oven. Tall Fridge/Freezer. Beko Washing Machine. Wall mounted gas fired boiler for central heating and hot water. Deep understairs larder cupboard. Space for further appliance. Halogen ceiling lighting. Vinyl flooring.

BATHROOM

Fitted with a white suite of wood panel enclosed bath, taps and Triton electric shower over. Shower Screen. Wash hand basin and WC. Window with extractor fan.

## FIRST FLOOR

TO THE FIRST FLOOR

Small Landing. Access hatch to boarded loft space for useful storage with pull down ladder.

BEDROOM 1 12'1" x 12'2" (3.68m x 3.71m)  
Outlook to the front. Original feature fireplace. Built in overstairs wardrobe cupboard.

BEDROOM 2 12' x 12' (3.66m x 3.66m)  
Plus overstairs full height storage cupboard.

OUTSIDE

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

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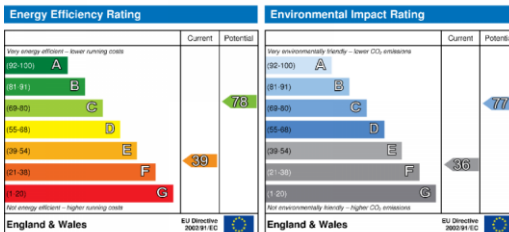
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### Energy Performance Certificate



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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