





WEST DOWN

BOOKHAM, KT23 4LJ

**A Detached House Occupying a Corner Plot
Close to National Trust Countryside
Howard of Effingham Catchment Area
Flexible and Spacious Accommodation**

**No Ongoing Chain
Excellent Decorative Order
Four Bedrooms
Family Room/Bedroom 4
En Suite Shower Room
Modern Family Bathroom
Potential to Extended, subject to planning
Triple Aspect Lounge/Dining Room
Modern Fitted Kitchen/Breakfast Room
Conservatory
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
Private Driveway
Paved Terrace
Rear Garden**

The property is AN ATTRACTIVE DETACHED HOUSE which having been extended offers light and flexible accommodation situated close to miles of open countryside and approximately 1/2 a mile from Bookham High Street. The accommodation is presented in excellent decorative order throughout and provides 3 bedrooms and modern fully tiled family bathroom on the first floor. On the ground floor there is a fourth bedroom with en suite shower room, triple aspect lounge/dining room, conservatory and modern kitchen/breakfast room overlooking the garden. The property benefits further from gas central heating to radiators, sealed unit double glazed windows and outside there is a landscaped garden with wide paved patio as well as timber decked area to the side with a hot tub. An internal inspection is highly recommended and the property is offered for sale with no ongoing chain.

GROUND FLOOR

ENTRANCE HALL

courtesy light, sealed unit double glazed front door, full length glazed side window, wood effect floor, radiator, understairs storage cupboard, Honeywell heating thermostat, built in shelved storage cupboard, doors to:

CLOAKROOM

white suite comprising low level w.c. concealed cistern, wash hand basin with cupboard underneath, mixer tap, radiator, tiled floor, sealed unit double glazed window, fully tiled walls.

BEDROOM 4 16'2" × 7'5" (4.93m × 2.26m)

wood effect floor, heating control for electric under floor heating, recessed ceiling lights, sealed unit double glazed window, storage cupboard, double fitted wardrobe, door to:

EN SUITE SHOWER ROOM

white suite comprising large fully tiled shower cubicle with glazed shower screen, wall mounted Mira shower unit, wash hand basin with cupboard underneath, mixer tap, low level w.c., extractor fan, tiled floor, recessed ceiling lights, sealed unit double glazed window, heating control for electric underfloor heating.

LOUNGE/DINING ROOM 24'3" × 13'1" (7.39m × 3.99m)

A lovely triple aspect room, three radiators, coved ceiling, wall light points, dado rail, exposed timber floor, wide opening to:

CONSERVATORY 11'7" × 11'6" (3.53m × 3.50m)

ceramic tiled floor, two radiators, sealed unit double glazed windows and double doors to garden.

KITCHEN/BREAKFAST ROOM 16'11" × 10'3" (5.16m × 3.12m)

fitted with an excellent and comprehensive range of gloss fronted wall and floor units having stainless steel bar handles, contrasting work surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, two built in Miele eye level ovens, American fridge/freezer, inset Siemens Schott Ceran hob, feature Siemens extractor/light above, plumbing and space for washing machine & dryer, integrated Siemens dishwasher, part tiled walls, under unit lighting, radiator, recessed ceiling lights, ceramic tiled floor, serving hatch, built in shelved storage cupboard, sealed unit double glazed door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

access to insulated and partly boarded loft, built-in shelved airing cupboard housing lagged hot water cylinder and immersion heater, programmer control.

BEDROOM 1 12'9" × 11'5" (3.89m × 3.48m)

plus built-in double wardrobe, mirror doors, radiator, sealed unit double glazed window, front aspect, dimmer switch, coved ceiling.

BEDROOM 2 13'4" × 10'4" (4.06m × 3.15m)

plus built-in double wardrobe, radiator, sealed unit double glazed window, rear aspect, coved ceiling.

BEDROOM 3 8' × 6'11" (2.44m × 2.11m)

max, built-in double cupboard housing Ideal gas fired boiler for central heating and domestic hot water, wood effect floor, sealed unit double glazed window, front aspect.

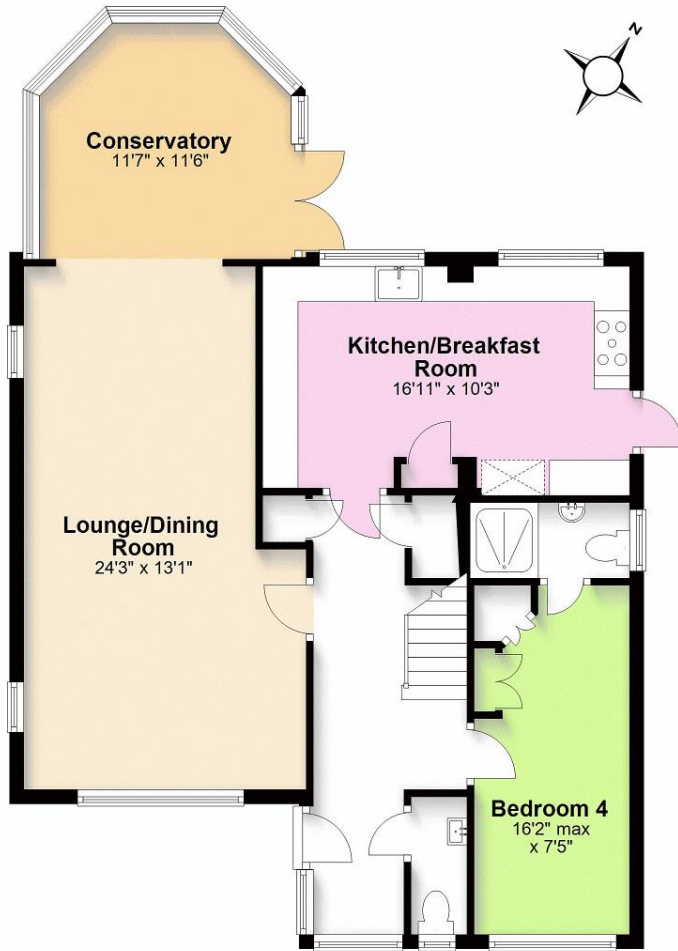
LUXURY FAMILY BATHROOM

modern white suite comprising panelled bath with mixer tap, hand held shower attachment and fixed rainfall shower, glazed shower screen, vanity unit inset wash hand basin, mixer tap, low level w.c. concealed cistern, double wallcupboard, fitted mirror, recessed spotlights, feature radiator, fully tiled walls, tile effect floor, sealed unit double glazed window, recessed ceiling lights.



Ground Floor

Approx. 902.2 sq. feet

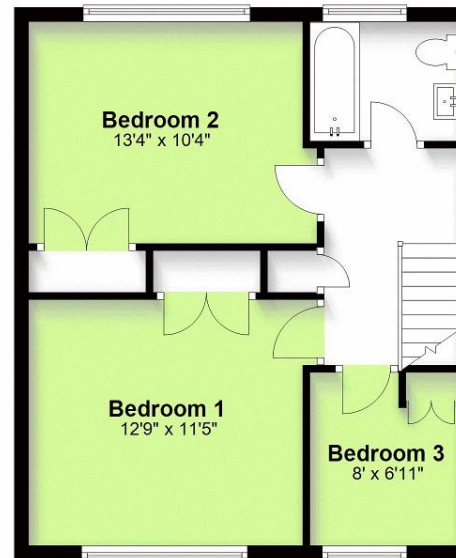


Total area: approx. 1388.7 sq. feet

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

First Floor

Approx. 486.5 sq. feet



OUTSIDE

DOUBLE WIDTH DRIVEWAY

Tarmac driveway for parking at least four vehicles.

FRONT GARDEN

The garden is laid to lawn with conifers, mature hedge, recessed lights and there is pedestrian side access either side with gates enabling access to the rear garden.

REAR GARDEN

The rear garden is mainly laid to lawn extending to approximately 65 ft, enclosed by 1.8m high panel fencing with ornamental pond, waterfall and rockery, raised flower borders, paved patio, low retaining wall, outside cold water tap and timber garden shed. There is also a timber deck area to the side with a hot tub.

Note 1: Please note domestic electrical appliances have not been tested.

Note 2: Mains gas, electricity, water and drainage are connected to the property.

**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
<p>Very energy efficient - lower running costs</p> <p>100-125 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>35-39 F</p> <p>1-35 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>35-39 F</p> <p>1-35 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>81/2009/1/EC</p>		<p>England & Wales</p> <p>81/2009/1/EC</p>	

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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