







## THE PARK

GREAT BOOKHAM, KT23 3JL

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**Easy Walking Distance of Bookham Village  
Located Within One of Bookham's most  
Prestigious Private Roads  
Immediate Vacant Possession**

**Within The Howard of Effingham School Catchment  
Walking Distance to Bookham Station  
Six Bedrooms • Two Bathrooms  
Three Reception Rooms • Kitchen  
Utility Room • Double Garage  
In Need Of Modernisation  
Sealed Unit Double Glazed Windows  
Large Garden**

An individual detached family house situated in a highly sought after location within one of Bookham's premier private roads and within easy walking distance to Bookham high street which offers an excellent selection of local shops. The property is also located within walking distance to Bookham station, the Common and within The Howard of Effingham school catchment. We understand the house was built for the current owner, then extended later at the side, and now provides deceptively spacious accommodation including six bedrooms and three reception rooms. Although in need of modernisation/decoration the property benefits from sealed unit double glazed windows, double width garage and an excellent size south/south east facing rear garden. Properties in this location with potential are rarely available and so an early inspection is advised in order to avoid disappointment.





GROUND FLOOR

COVERED ENTRANCE PORCH

with courtesy light, seal unit double glazed front door, full length side window.

ENTRANCE HALL

stairs rise to first floor, door to:

CLOAKROOM

comprising low level w.c., vanity unit, wash hand basin, obscure sealed unit double glazed window, part tiled walls, fitted mirror.

**FAMILY ROOM** 16' × 13'11" (4.88m × 4.24m)

sliding double glazed doors to rear garden.

**DINING ROOM** 13' × 11'10" (3.96m × 3.61m)

max, sealed unit double glazed window and door to side, glazed doors to:

**LOUNGE** 19'10" × 12' (6.05m × 3.66m)

double aspect, sealed unit double glazed window and sliding patio doors overlooking the garden.

**KITCHEN** 10'1" × 9'10" (3.07m × 3m)

fitted with a range of wall and floor units, tiled work surfaces, inset one and half bowl single drainer sink unit, mixer tap, part tiled walls, appliance space, electric cooker point, stainless steel chimney extractor fan, sealed unit double glazed window, door to

**UTILITY ROOM** 7'1" × 6'8" (2.16m × 2.03m)

plus deep walk in larder cupboard and boiler cupboard housing Johnson and Starley gas fired boiler, single drainer sink unit, cupboards under, double wall mounted cupboard, plumbing and space for washing machine, 2 appliance spaces, part tiled walls, sealed unit double glazed window and door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

sealed unit double glazed window, access to loft, built in airing cupboard housing lagged hot water cylinder.

**BEDROOM 1** 13'2" × 12'11" (4.01m × 3.94m)

max, front aspect, range of wall to wall fitted wardrobes, sealed unit double glazed window, door to:

EN SUITE BATHROOM

comprising coloured suite of panel enclosed bath with mixer tap and shower attachment, shower rail and curtain, pedestal wash hand basin, low level w.c., fully tiled walls, heated towel rail, mirror fronted medicine cabinet, further storage cupboard, shaver point.

**BEDROOM 2** 12' × 9'7" (3.66m × 2.92m)

side aspect, sealed unit double glazed window.

**BEDROOM 3** 12' × 10' (3.66m × 3.05m)

max, rear aspect, sealed unit double glazed window, built in double wardrobe.

**BEDROOM 4** 9'1" × 6'9" (2.77m × 2.06m)

side aspect, sealed unit double glazed window.

FAMILY BATHROOM

coloured suite comprising panel enclosed bath with mixer tap, shower rail and curtain, independent shower unit, pedestal wash hand basin, low level w.c., bidet, heated towel rail, fully tiled walls, shaver point, sealed unit double glazed window.

**BEDROOM 5** 13'10" × 7'10" (4.22m × 2.39m)

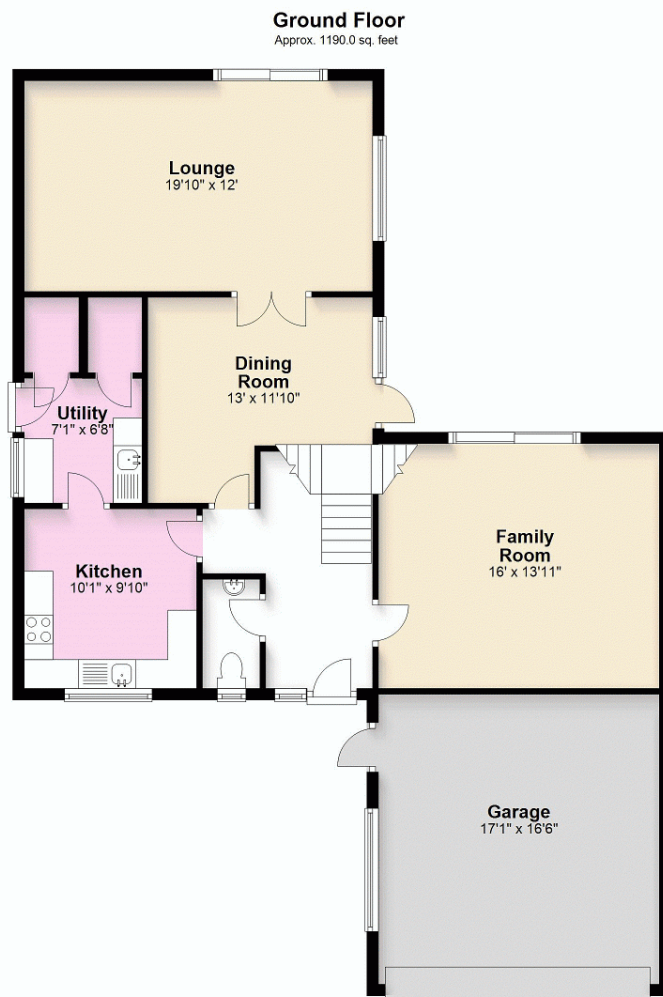
rear aspect, sealed unit double glazed window.

**BEDROOM 6** 9'7" × 7'10" (2.92m × 2.39m)

front aspect, sealed unit double glazed window, access to loft.







Total area: approx. 2117.3 sq. feet

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

## OUTSIDE

**DOUBLE GARAGE** 17'1" x 16'6" (5.21m x 5.03m)

with electric up-and-over door, light & power, gas meter, electric consumer unit, double glazed window and personal door to side.

## PRIVATE DRIVEWAY

hard surfaced driveway provides off-road parking for several vehicles.

## FRONT GARDEN

mainly laid to lawn with brick pillars and courtesy lights marking the entrance, variety of shrubs and plants together with mature trees, conifers and evergreens. Gate enables side pedestrian access and leads to the rear garden.

## REAR GARDEN

the rear garden is an excellent size and extends to just over 100 ft, mainly laid to lawn with mature trees including apple trees and a variety of specimen shrubs and plants. The garden enjoys a delightful south/south east facing aspect with paved patio, ornamental fishpond, timber greenhouse and is enclosed by 1.8m high panel fencing.

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

Note 2 - Mains gas, electricity, water and drainage are all connected.

Note 3 - Mole Valley District Council.

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

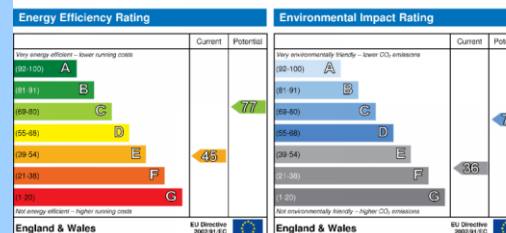
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## Energy Performance Certificate



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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