





DAWNAY ROAD

GREAT BOOKHAM, KT23 4PE

A Detached Chalet Bungalow
Close to National Trust Countryside
Excellent Decorative Order
Howard of Effingham Catchment Area

Enclosed Storm Porch • Reception Hall
Cloakroom • Lounge/Dining Room
Ground Floor Bedroom 3
Modern Fitted Kitchen
First Floor Landing
Two Double Bedrooms • Modern Bathroom
Single Garage • Gas Central Heating
Sealed Unit Double Glazed Windows
Private Driveway • Secluded Rear Garden

A detached 3 bedroom chalet bungalow situated on the south side of the village close to open countryside and within the Howard of Effingham school catchment area. The property was built circa 1984 by Stonecot Homes and has mellow brick and whitened bargeboard elevations to the first floor beneath a pitched tiled roof. The flexible accommodation is presented in excellent decorative order and comprises an enclosed storm porch, reception hall, cloakroom, lounge/dining room overlooking the rear garden, modern fitted kitchen and useful second reception room/bedroom 3. On the first floor there are two good size double bedrooms with fitted wardrobes and a modern fitted bathroom. In addition the property benefits from a brick built single garage and private driveway, sealed unit double glazed windows, UPVC soffits and bargeboards, gas central heating to radiators and landscaped rear garden. An internal inspection is highly recommended.



GROUND FLOOR

Courtesy light, glazed door to:

ENCLOSED STORM PORCH

with glazed entrance door to:

RECEPTION HALL

radiator, wall mounted thermostat, stairs to first floor landing, double doors opening to lounge/dining room.

CLOAKROOM

with low level w.c., wash hand basin with mixer tap, tiled splashback, fitted mirror over, radiator, hand towel rail, air extractor, vinyl floor and understairs storage cupboard.

LOUNGE/DINING ROOM 18'6" × 14'9" (5.64m × 4.50m)

plus large door recess. Two double radiators, coved ceiling, t.v. point, two uplighters, wide sliding double glazed patio doors to garden.

BEDROOM 3 10'11" × 10'3" (3.33m × 3.12m)

radiator, coved ceiling, sealed unit double glazed window, serving hatch to:-

MODERN KITCHEN 10'2" × 7'11" (3.10m × 2.41m)

comprising a range of modern white gloss fronted shaker style wall and floor units, contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbing and space for washing machine, stainless steel Candy 4-ring gas hob unit with side control panel, concealed extractor over, stainless steel Candy electric single fan assisted oven under, space for fridge/freezer and dryer, serving hatch, part tiled walls, vinyl flooring, cupboard housing Worcester gas fired boiler for central heating and domestic hot water, Potterton central heating programmer, recessed ceiling lights, sealed unit double glazed window.

FIRST FLOOR

Turning staircase to:-

FIRST FLOOR LANDING

approached by a turning staircase with sky light window, built-in shelved airing cupboard housing lagged hot water tank, access via foldaway loft ladder to loft with light.

BEDROOM 1 12'8" × 12'2" (3.86m × 3.71m)

(rear aspect) with single radiator, two built-in hanging wardrobe cupboards, wash hand basin with cupboard under, tiled splashback, light with shaver point over, sealed unit double glazed window.

BEDROOM 2 10'10" × 10'3" (3.30m × 3.12m)

(front aspect) with single radiator, access to eaves storage cupboards, triple fitted floor to ceiling wardrobe with hanging and shelves, sealed unit double glazed window.

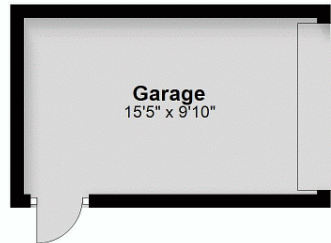
MODERN BATHROOM

with matching suite in white comprising panel enclosed bath with mixer tap, wall mounted electric shower unit, tiled surround and shower curtain rail, pedestal wash hand basin with mixer tap, low level w.c., shaver point, illuminated mirror, wall mounted medicine cabinet, heated towel rail, part tiled walls, vinyl flooring, obscure sealed unit double glazed window.



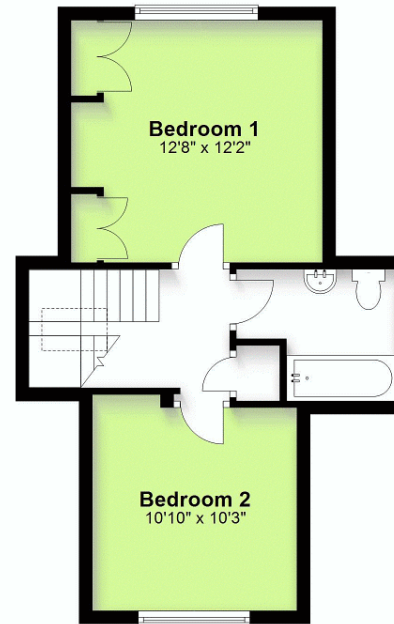
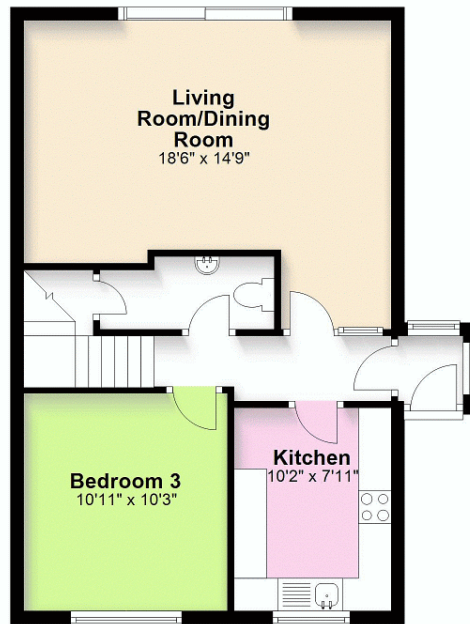
Ground Floor

Approx. 689.7 sq. feet



First Floor

Approx. 385.4 sq. feet



Total area: approx. 1075.1 sq. feet

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

OUTSIDE

DRIVEWAY

provides off-road parking.

FRONT GARDEN

laid to lawn with a dwarf brick retaining wall to the front boundary which is also screened by an evergreen hedge. Outside cold water tap, wrought iron gate which provides pedestrian access with paved footpath to rear garden.

REAR GARDEN

is laid to formal lawn with shaped herbaceous flower borders, specimen plants and shrubs. Two paved patio areas, gated rear access, enclosed by 1.8m high panel fencing, brick wall and mature hedge. Paved pathway to

BRICK BUILT SINGLE GARAGE 15'5" x 9'10" (4.70m x 3m) with up-and-over door, light and power and side door. (The garage is accessed via Pelham Way).

- Note 1 Please note domestic and electrical appliances have not been tested.
- Note 2 Mains gas, electricity, water, drainage are all connected to the property.
- Note 3 Council Tax - Mole Valley District Council

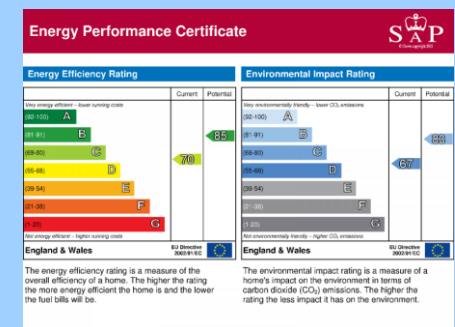
**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

BOOKHAM SALES OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

