





BECKLEY COTTAGES, LEATHERHEAD ROAD GREAT BOOKHAM, KT23 4RW

**A Picturesque Edwardian Cottage
Great Charm, Individuality & Character
Close To Village & Local Amenities**

**Attractively Presented Throughout
Two Good Size Double Bedrooms
First Floor Bathroom
Two Reception Rooms With Fireplaces
Sealed Unit Double Glazed Windows
Gas Central Heating To Radiators
Good Size Rear Garden**

The property is located about half a mile from Bookham High Street and is a PICTURESQUE EDWARDIAN CHARACTER TERRACED COTTAGE which offers surprisingly spacious and well presented accommodation. The accommodation comprises an attractive sitting room and separate dining room both with open fireplaces, kitchen with built in oven and hob and on the first floor two good size double bedrooms and a family bathroom. The property benefits from gas central heating to radiators, sealed unit double glazed windows and a good size rear garden which is a particular feature of this charming character home. An internal inspection is highly recommended.



GROUND FLOOR

LOUNGE 12'3" × 10'6" (3.73m × 3.20m)

with attractive open brick fireplace, matching brick chimney breast and slate hearth, fitted pine storage cupboards either side with matching bookshelves, double radiator, stairs to first floor landing.

DINING ROOM 12'3" × 10'6" (3.73m × 3.20m)

with open brick fireplace with mantle over, quarry tiled hearth, single radiator panel, wall mounted thermostat, dimmer switch, large understairs storage cupboard with light and fitted shelving, doorway to:

KITCHEN 9'1" × 6'1" (2.77m × 1.85m)

with 1½ bowl single drainer stainless steel sink unit with mixer tap inset in laminated work surface, cupboard under, adjoining space and plumbing for automatic washing machine, matching range of fitted grey fronted shaker style floor and wall units, further matching laminated work surfaces, stainless steel 4-ring gas hob unit with side control panel and cooker hood over, stainless steel fan assisted electric oven/grill, wall mounted Potterton gas fired boiler for central heating and domestic hot water, part tiled walls, quarry tiled flooring and half glazed stable door to garden.

FIRST FLOOR

LANDING

with access to loft space.

BEDROOM 1 12'3" × 10'6" (3.73m × 3.20m)

with feature Victorian cast iron open fireplace with mantle over, single radiator panel, double glazed window, built-in hanging and shelved Jack and Jill wardrobe cupboard, airing cupboard housing lagged hot water tank with immersion heater and slatted shelving. Door to:

EN-SUITE BATHROOM 9' × 6' (2.74m × 1.83m)

with matching white three piece suite comprising pine panel enclosed bath, wall mounted Triton shower unit, tiled surround, sliding glazed shower door, pedestal wash hand basin with tiled splashback, low level w.c., heated hand towel rail, radiator panel, lightwood effect vinyl flooring and obscure double glazed sash window.

BEDROOM 2 12'2" × 10'5" (3.71m × 3.17m)

with cast iron Victorian style fireplace with mantel over, single radiator, double glazed window, built-in wardrobe cupboard (also accessed from Bedroom 1.)

OUTSIDE

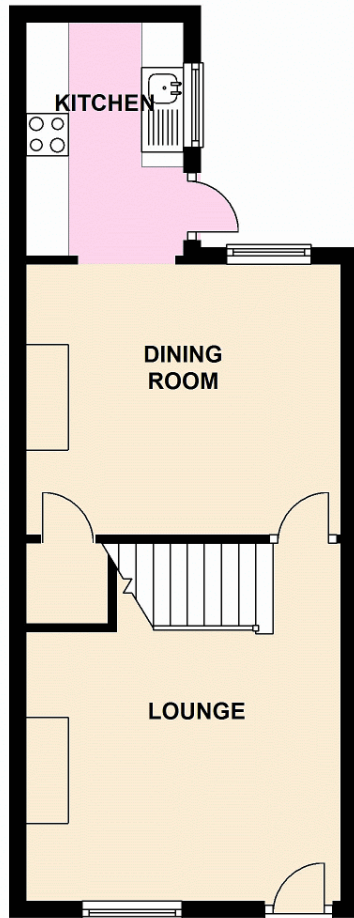
LARGE REAR GARDEN

which is a feature of this property being of an excellent size extending to approx 67 ft, mainly laid to lawn with a paved patio and garden shed. The garden has close board fencing and an outside water tap, lighting and gated side access. N.B. There is a right of way across the garden in favour of the property and neighbours.



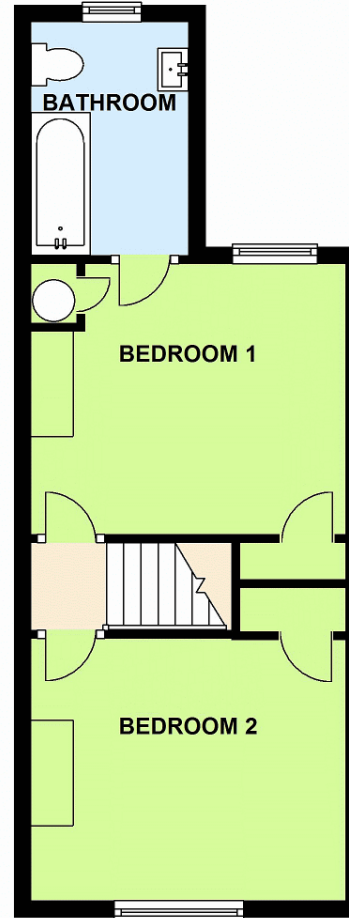
GROUND FLOOR

APPROX. 33.3 SQ. METRES (358.3 SQ. FEET)



FIRST FLOOR

APPROX. 33.3 SQ. METRES (358.2 SQ. FEET)



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 - Council Tax Band D - Mole Valley District Council.

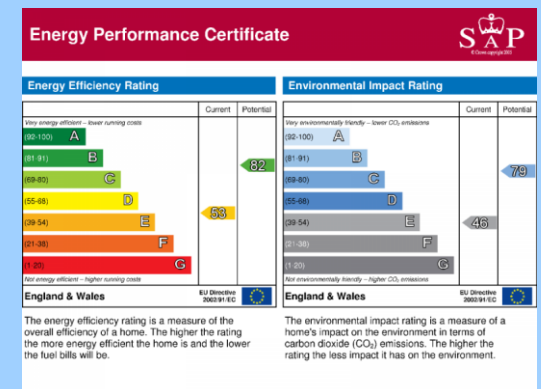
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