





EASTWICK PARK AVENUE

GREAT BOOKHAM, KT23 3LZ

**An Individual Detached Family House
Within Walking Distance of Village
Howard of Effingham Catchment Area
Potential to Enlarge or Extend (STPP)**

**Four Bedrooms • Family Bathroom
Main Shower Room • Reception Hall
Cloakroom
Lounge • Dining Room
Family Room
Kitchen/Breakfast Room
Sealed Unit Double Glazed Windows
Gas Central Heating to Radiators
Private Driveway & Turning Area
Garage
Wide Paved Patio
Large Secluded South Westerly Facing Rear Garden**



An attractive detached family house located in a highly convenient and favoured location within walking distance of Bookham village and within walking distance of Eastwick Infant and Junior schools as well as within the Howard of Effingham secondary school catchment. The accommodation is deceptively spacious with good size rooms and there is still further potential to convert the garage or extend, if desired, subject to the usual planning consents. The property benefits from gas central heating, sealed unit double glazed windows, a wide driveway providing ample parking and a good size secluded south westerly facing rear garden and wide patio. An internal inspection is highly recommended.

Courtesy light and double glazed entrance door to:

COVERED ENTRANCE PORCH
with courtesy light, sealed unit double glazed front door and double glazed window, part glazed door to:

RECEPTION HALL
radiator, coved ceiling, sealed unit double glazed window, built-in coats cupboard, stairs to first floor, wood effect floor, panelled glazed door to:

LOUNGE 19'6" × 11'7" (5.94m × 3.53m)
plus recess, understairs storage cupboard, feature radiator, wood effect floor, coved ceiling, attractive rectangular bay window, leaded light sealed unit double glazed window, wall light points, glazed door to:

DINING ROOM 17'11" × 11'4" (5.46m × 3.45m)
double aspect, two double radiators, dimmer switch, coved ceiling, double glazed sliding patio doors enjoying a delightful aspect over the rear garden, glazed door to:

FAMILY ROOM 10'10" × 10'4" (3.30m × 3.15m)
radiator, coved ceiling, leaded light sealed unit double glazed window.

KITCHEN/BREAKFAST ROOM 14'11" × 10'5" (4.55m × 3.17m)
fitted with an excellent range of wall and floor units, contrasting work surfaces, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, part-tiled walls, built-in Bosch eye level oven and AEG stainless steel oven, inset 4 ring gas hob with concealed extractor/light above, serving hatch to dining room, built-in storage cupboard housing wall mounted Worcester gas fired boiler for central heating and domestic hot water, Amtico flooring, dishwasher, radiator, sealed unit double glazed window overlooking rear garden, glazed door to:

REAR LOBBY
sealed unit double glazed door to garden, tiled floor, door to deep utility cupboard with plumbing and space for washing machine, fitted timber shelf, appliance space, door to garage, door to:

CLOAKROOM
white suite comprising low level w.c., wash hand basin with tiled splashback, mixer tap, vinyl floor, obscure sealed unit double glazed window.

FIRST FLOOR LANDING 19'9" × 6'6" (6.02m × 1.98m)
built in linen cupboard with slatted shelves, coved ceiling, further built in airing cupboard housing lagged hot water cylinder with immersion heater, slatted shelves, access to part-boarded loft with light via sliding aluminium ladder, door to:

PRINCIPAL BEDROOM 14'10" × 14'10" (4.52m × 4.52m)
max, coved ceiling, triple and double fitted floor to ceiling wardrobes, plus overstairs storage cupboard, radiator, leaded light sealed unit double glazed window, wood effect floor.

BEDROOM 2 14'4" × 9'11" (4.37m × 3.02m)
double built-in wardrobe, double cupboard above, leaded light sealed unit double glazed windows, radiator.

BEDROOM 3 14'10" × 11'9" (4.52m × 3.58m)
double built-in wardrobe, double cupboard above, sealed unit double glazed window, radiator, rear aspect.

BEDROOM 4 8'7" × 7'11" (2.62m × 2.41m)
max, radiator, sealed unit double glazed window, coved ceiling.

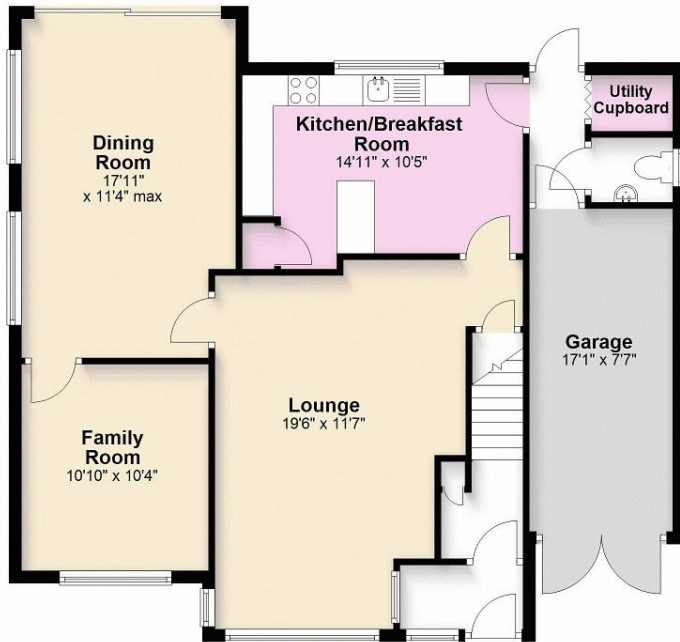
FAMILY BATHROOM
coloured suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit, inset wash hand basin, mixer tap, double cupboard under, shaver point, fitted mirror, tall fitted shelved double storage cupboard, double cupboard above, sealed unit double glazed window, recessed ceiling lights.

MAIN SHOWER ROOM
modern white suite comprising fully tiled shower cubicle, thermostatic shower unit, glazed shower screen and door, low level w.c., vanity unit, wash hand basin, mixer tap, double cupboard under, shaver point, fitted mirror, display shelf, sealed unit double glazed window, heated towel rail, recessed ceiling lights, ceramic tiled floor.

SEPARATE W.C.
Comprising low level w.c., double radiator, leaded light sealed unit double glazed window, vinyl floor.



Ground Floor
Approx. 989.1 sq. feet



First Floor
Approx. 804.5 sq. feet



Total area: approx. 1793.7 sq. feet

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

OUTSIDE

GARAGE 17'1" x 7'7" (5.21m x 2.31m)

up and over door, light and power, obscure sealed unit double glazed window, fitted shelves.

PRIVATE DRIVEWAY

gravel driveway and turning area providing off-road parking for several cars and access to the garage.

FRONT GARDEN

The front garden is laid to lawn partly enclosed by an evergreen hedge and 1.8m high panel fence, pedestrian gate and side access leads to the rear garden.

REAR GARDEN

which is a particularly attractive feature of the property enjoying a delightful south westerly facing aspect and is mainly laid to lawn extending to approx. 90ft with full width paved patio and outside cold water tap. The garden is partly enclosed by mature evergreens, trees and specimen shrubs and plants and enjoys a high degree of seclusion and privacy.

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 - Mole Valley District Council.

**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
<div> <div>Very energy efficient - lower running costs</div> <div> <div>100-125</div> <div>A</div> </div> <div> <div>91-100</div> <div>B</div> </div> <div> <div>81-90</div> <div>C</div> </div> <div> <div>69-80</div> <div>D</div> </div> <div> <div>55-68</div> <div>E</div> </div> <div> <div>49-54</div> <div>F</div> </div> <div> <div>45-48</div> <div>G</div> </div> </div>		<div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div> <div>100-100</div> <div>A</div> </div> <div> <div>91-91</div> <div>B</div> </div> <div> <div>80-80</div> <div>C</div> </div> <div> <div>69-69</div> <div>D</div> </div> <div> <div>55-55</div> <div>E</div> </div> <div> <div>49-49</div> <div>F</div> </div> <div> <div>45-45</div> <div>G</div> </div> </div>	
81	61	77	58
<div> <div>Not energy efficient - higher running costs</div> <div> <div>41-41</div> <div>G</div> </div> </div>		<div> <div>Not environmentally friendly - higher CO₂ emissions</div> <div> <div>41-41</div> <div>G</div> </div> </div>	
<div> <div>England & Wales</div> <div>81/100</div> </div>		<div> <div>England & Wales</div> <div>77/100</div> </div>	

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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