

**TO LET**



**Studio • Close To Village • Bathroom**

**Kitchen • Living Room**

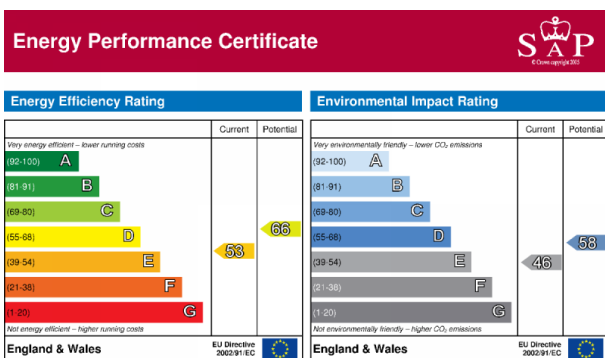
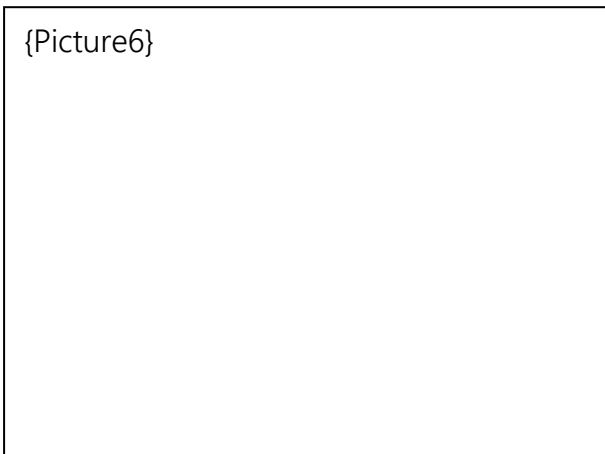
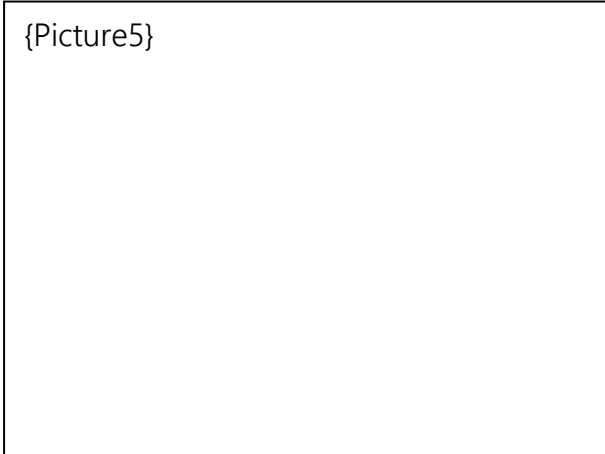
**Good Decorative Order**

**Fully Double Glazed • Economy 7 Heating**

**Garage In Block**

**Viewing Highly Recommended**

Ground floor studio flat located in a popular block close to both Bookham High Street and BR station. Refurbished to a high standard including modern fitted kitchen and bathroom, neutral decor and wooden floors throughout. Garage.



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.

## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE/DINING ROOM

Wooden floors

### KITCHEN 10'10" x 7'8" (3.30m x 2.34m)

Modern fitted kitchen with beech floor and wall units, granite effect worktops, inset 4 ring halogen hob, stainless steel electric oven, stainless steel splash back and stainless steel chimney style extractor hood, stainless steel drainer with mixer taps, fridge freezer, tall storage unit.

### INNER HALLWAY

Airing cupboard housing washing machine, hot and cold water tanks and shelving.

### BATHROOM

White suite consisting of wash hand basin, wc, panel enclosed bath with power shower over and screen. Double glazed window, large mirror and cabinet, heated towel rail, fully tiled walls, wooden flooring.

## OUTSIDE

### OUTSIDE

Garage

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

**VIEWING STRICTLY BY APPOINTMENT ONLY  
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SHARP**

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