



# HUGGINS EDWARDS & SHARP

11-15 HIGH STREET  
**BOOKHAM**  
KT23 4AA

SALES:  
**01372 457011**

LETTINGS:  
**01372 455244**

3 BRIDGE STREET  
**LEATHERHEAD**  
KT22 8BL  
**01372 374806**

APEX HOUSE  
10 WEST STREET  
**EPSOM**  
KT18 7RG  
**01372 727257**

1 GROVE ROAD  
**SUTTON**  
SM1 1BB  
**020 8642 2266**

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SURVEYORS**

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COMMERCIAL  
ESTATE AGENTS**

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DEVELOPMENT  
CONSULTANTS**

## 4 BECKLEY MEWS GUILDFORD ROAD GREAT BOOKHAM, KT23 4RQ



### **£399,950 LEASEHOLD**

**PURPOSE BUILT NEW GROUND FLOOR MAISONETTE  
OWN PRIVATE TERRACE • HELP TO BUY SCHEME AVAILABLE**

Easy Access To Bookham High Street • Entrance Hall  
2 Double Bedrooms • En Suite Shower Room • Main Bathroom • Study  
Luxury Kitchen/Living Room  
Integrated Appliances/Quartz Work Surfaces • Underfloor Heating  
Double Glazed Windows • Allocated Parking Space

**[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)**

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SITUATED approximately 1/2 a mile from Bookham High Street which offers a comprehensive range of local shops including a Supermarket, Health Centre, several Dental Surgeries, Post Office, Public Library and Village Hall. The area is served by a selection of schools catering for all age groups, Churches of various denominations, main bus routes and Bookham and Effingham Junction main line stations provide regular services into Central London (Waterloo/Victoria). Nearby beauty spots include Polesden Lacey, Norbury Park and Box Hill. The main Town Centres of Dorking, Epsom, Kingston and Guildford are all within a 10/15 mile radius. Junction 9, the Leatherhead Intersection of the M25 links both Heathrow and Gatwick Airports and most major routes in the south-east.

An exclusive private new development of just four apartments and two houses located approximately 1/2 a mile from Bookham High Street which offers a comprehensive range of local shops including a Supermarket and Health Centre. The properties have all been individually designed and benefit from a gated entrance and block paved parking forecourt with allocated parking. This particular maisonette located on the ground floor and offers light and spacious accommodation benefitting from two double bedrooms, en suite shower room, 4 piece bathroom suite and study as well as its own private terrace. Internally there is underfloor central heating, a superbly fitted kitchen with integrated appliances and quartz work surfaces, sealed unit double glazed windows, light wood flooring and fitted carpets, 10 year new home warranty, natural timber internal doors with chrome door furniture and recessed downlighters. An internal inspection is highly recommended to appreciate this individual, spacious new home.

The accommodation with approximate room sizes is as follows:-

### GROUND FLOOR:-

- **ENTRANCE HALL:** Own front door, built in storage cupboard, underfloor heating, lightwood flooring, recessed ceiling lights, mains fed smoke detector.
- **LIVING ROOM/KITCHEN** 18'8" × 18'6" (5.69m × 5.64m): max, lightwood flooring, under floor heating, mains fed smoke detector, recessed ceiling lights, tv point, heating thermostat control, double glazed bi fold doors opening onto private outside terrace, sealed unit double glazed window, opening to:
- **KITCHEN AREA:** Fitted with a range of modern contemporary wall and floor units featuring a handleless design and complimented with quartz work surfaces and upstands, peninsular unit with floor units and drawers, quartz work surface, breakfast bar, underslung one and half bowl stainless steel AEG sink unit with swan neck hot water tap, built in stainless steel electric oven and grill, AEG 4 ring ceramic hob, stainless steel extractor/ chimney hood, built in AEG eye level microwave, built in wine cooler, recessed ceiling lights, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, underfloor heating, USB sockets.
- **STUDY** 5'6" × 4'9" (1.68m × 1.45m): recessed ceiling lights, sealed unit double glazed window, tv point.
- **BEDROOM 1** 14'1" × 12'1" (4.29m × 3.68m): max, heating thermostat control, sealed unit double glazed window, underfloor heating, USB sockets, tv point, door to:
- **LUXURY EN SUITE SHOWER ROOM:** white suite comprising fully tiled wide shower cubicle with thermostatic shower unit, hand held shower plus fixed head rainfall shower, glazed fixed shower screen, low level w.c. with concealed cistern, vanity unit, wash hand basin, mixer tap, part tiled walls, extractor fan, heated towel rail, ceramic tiled floor, under floor heating, recessed ceiling lights, obscure sealed unit double glazed window.

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- **BEDROOM 2** 11'6" x 8'9" (3.50m x 2.67m): recessed ceiling lights, sealed unit double glazed window, underfloor heating, USB sockets, tv point, heating thermostat control.
- **LUXURY BATHROOM:** white 4 piece suite comprising panel enclosed bath with central mixer tap and shower attachment, low level w.c., vanity unit, wash hand basin with mixer tap, drawers under, shaver point, separate low profile fully tiled wide shower cubicle with thermostatic shower unit, hand held shower plus fixed head rainfall shower, glazed fixed shower screen, part tiled walls, extractor fan, heated towel rail, ceramic tiled floor, under floor heating, recessed ceiling lights, obscure sealed unit double glazed window.

### OUTSIDE:-

- **PARKING SPACE:** Block paved allocated space situated at the rear of the property.
- **PRIVATE TERRACE:** Mainly paved and enclosed by close board panel fencing, courtesy light.

### FLOOR PLAN

Ground Floor Flat  
Approx. 789.8 sq. feet



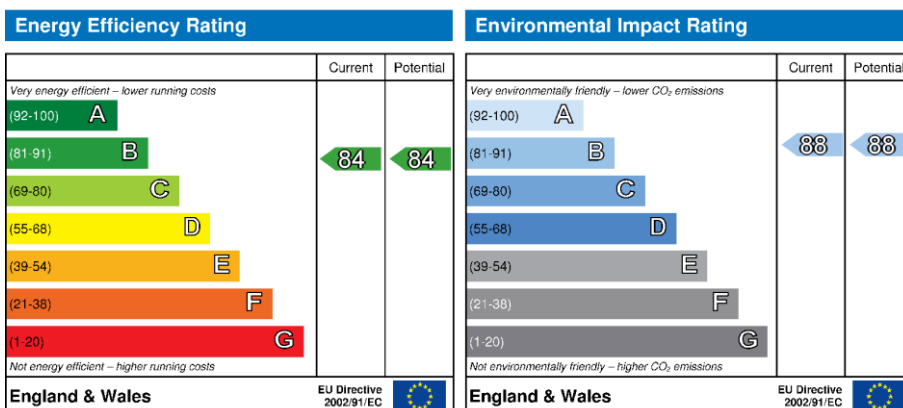
Total area: approx. 789.8 sq. feet

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

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## ENERGY PERFORMANCE CERTIFICATE

### 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.

### Notes:

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 - Under the 1979 Estate Agents act we would disclose that the seller of the property does have an interest in Huggins, Edwards and Sharp.

### Service Charges/Maintenance Costs:

Note 1 - New Lease 150 years from 2020.

Note 2 - Ground Rent £50 pa

Note 3 - Maintenance charge to be confirmed - 1/4 share. To include buildings insurance.

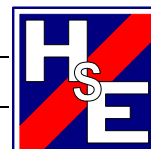
Note 4 - Estate Charge to be confirmed - 1/6 share. To include maintenance of electric gates and external maintenance.

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

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Website **[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)**



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