







## VINCENT MEWS, GUILDFORD ROAD GREAT BOOKHAM, KT23 4FP

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**An Individual Semi Detached New House  
Own Private Patio Garden  
Help To Buy Scheme Available**

**Easy Access to Bookham High Street  
Double Bedroom (Divisible into two, if desired)  
Main Bathroom  
Luxury Kitchen/Living Room  
Integrated Appliances/ Quartz Work Surfaces  
Cloakroom/Utility Room  
Underfloor Heating  
Allocated Parking Space  
Sealed Unit Double Glazed Windows**

An exclusive private new development of just four apartments and two semi-detached houses conveniently 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 semi-detached house is located towards the rear of the development and benefits from a large double aspect bedroom which is divisible into two, if desired, and 4 piece bathroom suite. On the ground floor is a spacious living room which opens into a modern fitted kitchen, separate utility room/cloakroom and door onto a private paved garden. Internally there is underfloor central heating, 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 new home.



## GROUND FLOOR

### LIVING ROOM/KITCHEN 24'6" × 16'6" (7.47m × 5.03m)

Part glazed front door, lightwood flooring, under floor heating, mains fed smoke detector, recessed ceiling lights, TV point, heating thermostat control, understairs storage cupboard, light wood handrail and glazed balustrade to first floor.

### 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, island unit with floor units under and breakfast bar, quartz work surface, underslung one and half bowl stainless steel sink unit with swan neck hot water tap, built-in stainless steel electric oven and grill, Bosch 4 ring ceramic hob, stainless steel extractor/chimney hood, built-in eye level microwave, heating thermostat control, recessed ceiling lights, integrated fridge/freezer, integrated dishwasher, built in wine cooler, USB socket, underfloor heating, sealed unit double glazed window and door to patio area, door to:

### UTILITY/CLOAKROOM 11'3" × 3'8" (3.43m × 1.12m)

Matching base unit, quartz work surface and upstand, plumbing and space for washing machine, Vaillant wall mounted gas fired combination boiler for central heating and domestic hot water, low level w.c., wash hand basin with mixer tap, lightwood floor, deep quartz window sill, obscure sealed unit double glazed window, recessed ceiling lights, carbon monoxide alarm, extractor fan.

## FIRST FLOOR

### FIRST FLOOR LANDING

heating thermostat control, Velux window, recessed ceiling lights, mains fed smoke detector, access to loft space.

### BEDROOM 1 19'6" × 13'2" (5.94m × 4.01m)

a lovely double aspect room and divisible into two rooms, if desired, sealed unit double glazed window, Velux window, USB socket, tv point, heating thermostat control, underfloor heating.

### MODERN BATHROOM

white suite comprising panel enclosed bath with mixer tap, low level w.c., vanity unit, wash hand basin, mixer tap, Velux window, separate corner shower cubicle with thermostatic shower unit, glazed shower door, part tiled walls, extractor fan, ceramic tiled floor, underfloor heating, recessed ceiling lights.

## OUTSIDE

### REAR GARDEN

Mainly paved and enclosed by 1.8m high close board panel fencing, outside cold water tap, courtesy light.

### PARKING SPACE

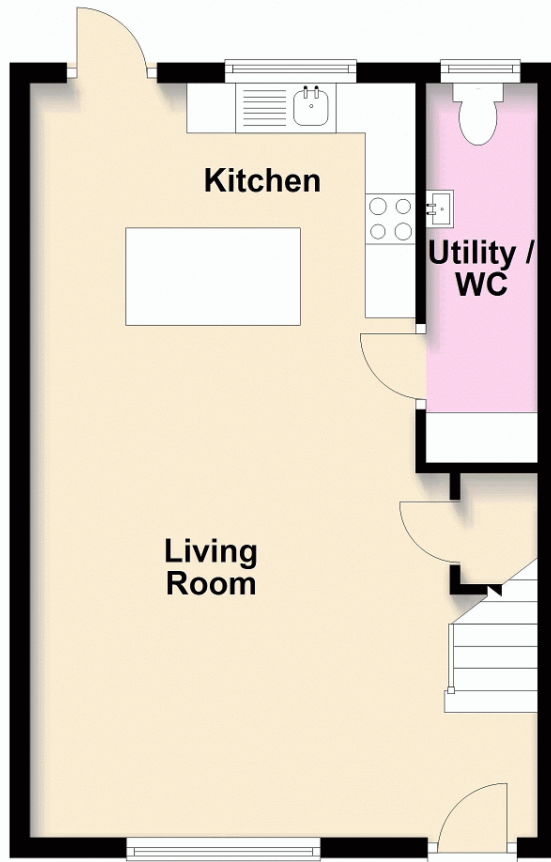
Block paved allocated space situated at the front of the property.





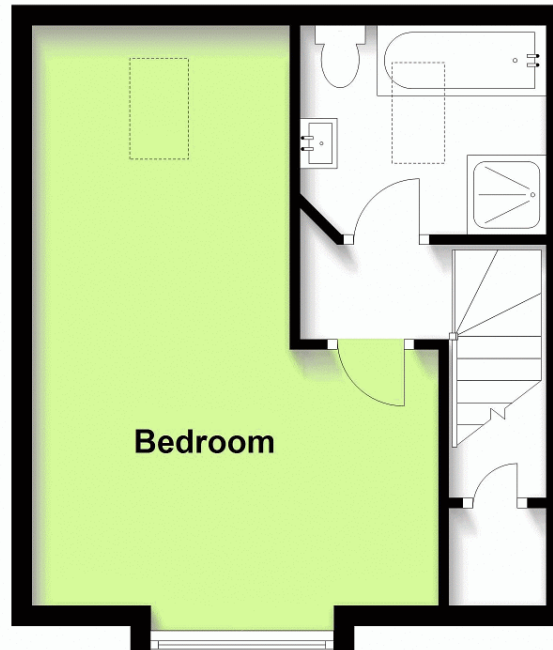
## Ground Floor

Approx. 407.7 sq. feet



## First Floor

Approx. 322.6 sq. feet



Total area: approx. 730.2 sq. feet

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

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.

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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### Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
<div> <div> <div>Very energy efficient - lower running costs</div> <div> <div>102-155</div> <div>A</div> </div> </div> <div> <div>81-91</div> <div>B</div> </div> <div> <div>69-80</div> <div>C</div> </div> <div> <div>55-68</div> <div>D</div> </div> <div> <div>39-54</div> <div>E</div> </div> <div> <div>21-38</div> <div>F</div> </div> <div> <div>1-20</div> <div>G</div> </div> </div> <div> <div>Not energy efficient - higher running costs</div> <div> <div>84</div> <div>84</div> </div> </div>			
<div> <div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div> <div>102-100</div> <div>A</div> </div> </div> <div> <div>81-91</div> <div>B</div> </div> <div> <div>69-80</div> <div>C</div> </div> <div> <div>55-68</div> <div>D</div> </div> <div> <div>39-54</div> <div>E</div> </div> <div> <div>21-38</div> <div>F</div> </div> <div> <div>1-20</div> <div>G</div> </div> </div> <div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> <div> <div>68</div> <div>68</div> </div> </div>			
England & Wales		England & Wales	
R11 Standard 2009/91/EC		R11 Standard 2009/91/EC	

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.



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