







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

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**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**

*\*Help to Buy Scheme Available\** 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.



## 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.

### BEDROOM 2 11'6" × 8'9" (3.50m × 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.





# Ground Floor Flat

Approx. 789.8 sq. feet



Total area: approx. 789.8 sq. feet

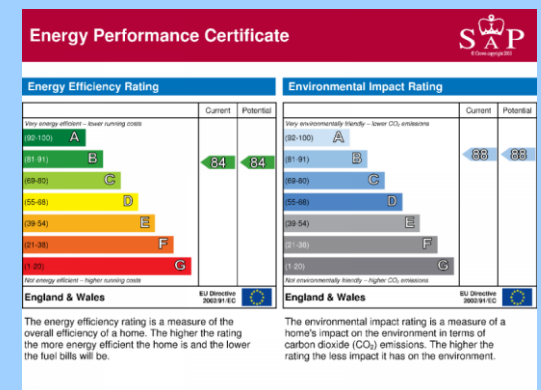
Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

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.

Note 1 - New Lease 990 years from 2021.  
Note 2 - Ground Rent Nil.  
Note 3 - Maintenance charge to be confirmed - 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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