





EASTWICK PARK AVENUE

GREAT BOOKHAM, KT23 3ND

An Individual Detached Family House

Situated Close to Village and Local Amenities

Howard of Effingham School Catchment

Three Good Size Bedrooms

Family Bathroom • Entrance Hall

Cloakroom • Dining Room • Lounge

Family Room/bedroom 4 • Fitted Kitchen

No Ongoing Chain

Potential To Extend, Subject To Usual Consents

Sealed Unit Double Glazed Windows

Gas Central Heating to Radiators

Garage • Secluded Rear Garden

AN ATTRACTIVE DETACHED HOUSE situated in a highly convenient and favoured location within walking distance of Bookham village and close to Eastwick Infant & Junior schools. The property offers 3 good size bedrooms, lounge with open fireplace, dining room and has been extended on the ground floor to offer an additional family room/fourth bedroom and there is still further potential to extend/enlarge, if desired, subject to the usual planning consents. Outside the property benefits from sealed unit double glazed windows, private driveway, garage, covered side area, paved patio and a secluded garden. An internal inspection is highly recommended and further details with approximate room sizes is as follows.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, quarry tiled step, part glazed panel front door to:

ENTRANCE HALL

radiator, secondary double glazed window, heating thermostat control, door to:

CLOAKROOM

white suite comprising low level w.c., corner wash hand basin, tiled splashback, obscure sealed unit double glazed window.

LOUNGE 15'10" × 12'2" (4.83m × 3.71m)

into rectangular bay window, attractive brick fireplace, radiator, wall light points, sealed unit double glazed window, square opening to:

DINING ROOM 14' × 9'10" (4.27m × 3m)

large sealed unit double glazed window overlooking the garden and glazed door to garden, wall light point, radiator,, door to:

FAMILY ROOM/BEDROOM 4 16'10" × 9'2" (5.13m × 2.79m)

triple aspect, two radiators, sealed unit double glazed windows.

FITTED KITCHEN 13'6" × 9'6" (4.11m × 2.90m)

fitted with an excellent range of wall and floor units with contrasting work surfaces, inset one and half bowl single drainer sink unit, mixer tap, Concept electric cooker, concealed extractor/light above, part tiled walls, concealed lighting, appliance space, integrated Bosch dishwasher, Bosch washing machine, double aspect, vinyl floor, radiator, sealed unit double glazed window, Potterton gas fired boiler for central heating & domestic hot water, programmer control, stable door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

sealed unit double glazed window, access to loft via sliding ladder, built in airing cupboard housing lagged hot water cylinder with immersion heater.

BEDROOM 1 12'5" × 11'1" (3.78m × 3.38m)

max, radiator, sealed unit double glazed window, built in double wardrobe with sliding doors, double cupboard above, front aspect.

BEDROOM 2 12'9" × 8'5" (3.89m × 2.57m)

double fitted and single fitted wardrobe, sealed unit double glazed window, radiator, rear aspect.

BEDROOM 3 11'2" × 11' (3.40m × 3.35m)

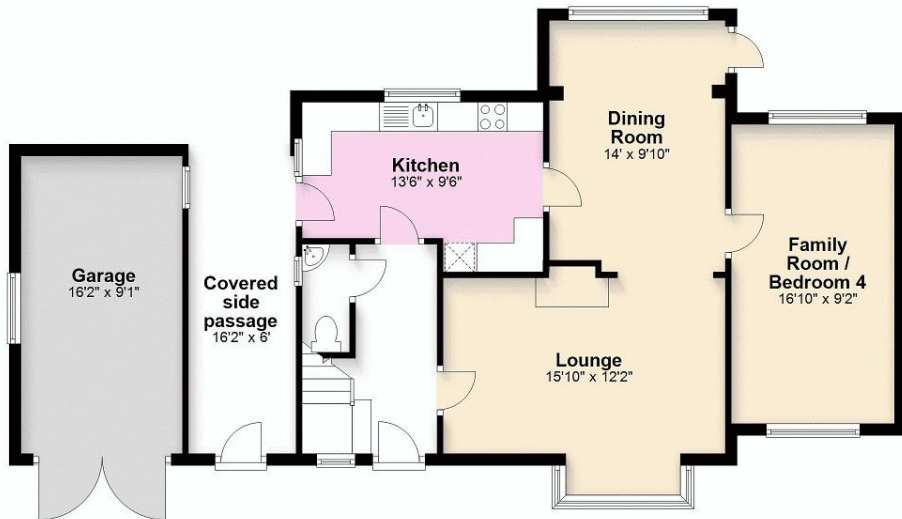
max, fitted single wardrobe, radiator, sealed unit double glazed window, front aspect.

FAMILY BATHROOM

white suite comprising panel bath with mixer tap & shower attachment, low level w.c., separate shower cubicle, glazed shower screen, Aqualisa thermostatic shower unit, vanity unit, inset wash hand basin, double cupboard under, fitted mirror & medicine cabinet, radiator, ceramic tiled floor, obscure sealed unit double glazed window.



Ground Floor
Approx. 843.0 sq. feet



First Floor
Approx. 472.2 sq. feet



Total area: approx. 1315.1 sq. feet

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

DRIVEWAY

blocked paved hard surface driveway and footpath giving access to:

COVERED SIDE PASSAGE 16'2" x 6' (4.93m x 1.83m)

pedestrian gate, outside cold water tap.

GARAGE 16'2" x 9'1" (4.93m x 2.77m) swing doors, light & power.

FRONT GARDEN

mainly laid to lawn with a variety of shrubs, plants and evergreens and a low retaining brick wall marks the front boundary.

SECLUDED REAR GARDEN

mainly laid to lawn extending to approximately 65ft deep with a large colourful flower bed, variety shrubs & plants, blocked paved patio, greenhouse and garden shed to the side. The garden is enclosed by 1.8m high panel fencing and there is a further area of lawn to the side with flower borders and rockery.

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.

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