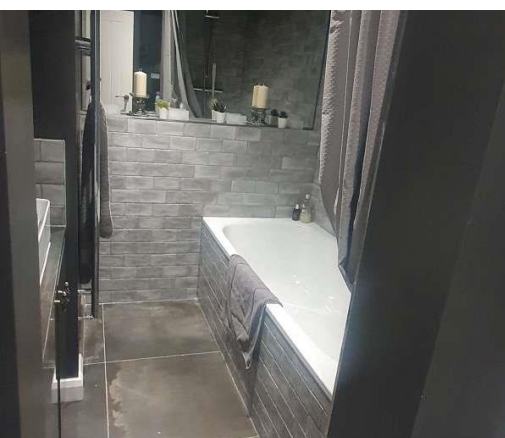


TO LET



IMMACULATELY PRESENTED

Fully Furnished

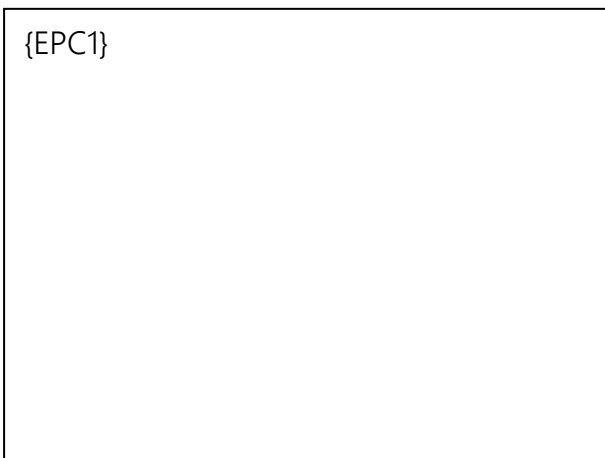
Three Bedrooms

Master Bedroom With En Suite

Log Burner

South Facing Garden

This property is a beautifully presented semi detached Victorian cottage situated within a short walk from Bookham Village. Recently refurbished throughout the property is immaculate inside and fully furnished to a high standard. The ground floor offers a fully equipped modern kitchen with Smeg appliances and patio doors leading to a pretty south facing garden. The hallway leads to a boutique style bathroom then through to a spacious but cosy living room with a working log burner. On the first floor there are two large double bedrooms and a single bedroom with fitted cabin bed and wardrobes underneath. The impressive master bedroom has large fitted wardrobes with luxury ensuite and Juliette balcony overlooking the garden. VIEWING IS HIGHLY RECOMMENDED. Available 1st August



GROUND FLOOR

LIVING ROOM 12'6" × 14'1" (3.81m × 4.29m)

Spacious but cosy living room with a working log burner.

KITCHEN 13' × 11'11" (3.96m × 3.63m)

Fully equipped modern kitchen with Smeg appliances.

AIRING CUPBOARD

BATHROOM 9'3" × 4'6" (2.82m × 1.37m)

Boutique style bathroom includes bath, over bath shower, WC, basin, heated towel rail.

FIRST FLOOR

BEDROOM 1

Stunning master bedroom with double doors leading to a Juliette balcony.

EN SUITE 6'5" × 3'10" (1.96m × 1.17m)

Excellent ensuite with large shower cubicle with an overhead and also a hand held shower, WC and basin.

GROUND FLOOR

BEDROOM 2 11'1" × 11' (3.38m × 3.35m)

Beautifully presented double bedroom with feature fireplace.

BEDROOM 3 6'5" × 8'9" (1.96m × 2.67m)

Bright single bedroom comprises a fitted cabin bed with ample storage.

OUTSIDE

GARDEN SHED

Great sized garden shed perfect for garden storage.

GARDEN

Beautifully presented south facing garden. Furniture includes Rattan garden table with chairs. Wood store for log burner.

Further information on Deposit and Administration Fees available at
www.hugginsedwards.co.uk/rental_information

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

BOOKHAM LETTINGS OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 455244

lettings@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGIST 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RES OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CO ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART (DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUP) RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF

www.hugginsedwards.co.uk

