





THE GARSTONS

GREAT BOOKHAM, KT23 3DT

Attractive Detached Bungalow

Within 5/10 minutes Walk of Bookham High Street

Howard of Effingham School Catchment

Potential for Extension subject to planning

Immediate Vacant Possession

Three Bedrooms • En Suite Shower Room

Bathroom • Entrance Hall

Double Aspect Lounge

Kitchen/Dining Room With Delightful Aspect

Sealed Unit Double Glazed Windows

Gas Central Heating To Radiators

Garage • South Westerly Facing Garden

This attractive detached bungalow is situated in a highly convenient location within a 5/10 minute walk of Bookham high street which offers an excellent range of local shops and amenities including a supermarket, a health centre, post office, public library and village hall. The bungalow has been extended and now offers light and flexible accommodation and there is still potential, if desired, to create a fourth bedroom utilising part of the lounge or convert the large loft, subject to the usual planning consents. Outside there is a private driveway leading to a larger than average size garage and the rear garden which has been thoughtfully landscaped enjoys a delightful south westerly facing aspect. An early inspection is recommended to appreciate this attractive detached bungalow with no ongoing chain.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed front door:

Double glazed entrance door to:

ENTRANCE HALL

L - shaped, two radiators, recessed ceiling lights, wood effect floor, built in shelved corner cupboard, access to loft via sliding ladder, heating thermostat control, built in coats cupboard, consumer unit, built in airing cupboard housing lagged hot water cylinder with immersion heater, further built in coats cupboard, door to garden, door to:

LOUNGE 24'7" × 12'3" (7.49m × 3.73m)

max, double aspect, two sealed unit double glazed windows, central stone fireplace, fitted gas coal effect fire, two radiators, range fitted floor to ceiling bookshelves.

KITCHEN/DINING ROOM 19'6" × 12'10" (5.94m × 3.91m)

max, fitted with a range of wall and floor units, matching worksurfaces, inset single bowl double drainer stainless steel sink unit, mixer tap, built in double oven & grill, eye level Neff microwave, inset 4 ring Neff gas hob, concealed extractor above, fitted dishwasher, recessed ceiling lights, tiled floor, radiator, concealed lights, wall mounted gas fired boiler for central heating and domestic hot water, timecontrol, part tiled walls, sealed unit double glazed window, opening to:

DINING AREA

triple aspect with part vaulted ceiling and delightful outlook over the garden, two radiators, tiled floor, sealed unit double glazed windows, fitted worksurface, double doors to garden.

BEDROOM 1 11'3" × 10'7" (3.43m × 3.23m)

into recess, plus built in tall cupboard, rear aspect, radiator, sealed unit double glazed window, fitted desk unit, fitted cupboards, drawers & shelves, door to:

EN SUITE SHOWER ROOM

white suite comprising fully tiled shower cubicle with Aqualisa shower unit, folding shower screen, low level w.c., medicine cabinet, wash hand basin, mixer tap, fitted mirror & glass shelf, extractor fan, wall mounted electric heater, radiator, wood effect floor, part tiled walls.

BEDROOM 2 15'10" × 10'1" (4.83m × 3.07m)

front aspect, sealed unit double glazed window, range of fitted floor to ceiling wardrobes, radiator, wood effect floor, recessed ceiling lights, sealed unit double glazed window.

BEDROOM 3 11'8" × 9'8" (3.56m × 2.95m)

plus door entrance, front aspect, radiator, wood effect floor, sealed unit double glazed window.

MAIN BATHROOM

white suite comprising panel bath with mixer tap, Aqualisa shower unit, glazed shower screen, vanity unit with inset wash hand basin, double cupboard under, part tiled walls, fitted mirror, low level w.c., recessed ceiling lights, tiled floor, obscure sealed unit double glazed window, heated towel rail, fitted medicine cabinet.

OUTSIDE

GARAGE 19'4" × 13'6" (5.89m × 4.11m)

narrowing to 7'4 with up and over door, light & power, personnel door to side.





Total area: approx. 1388.3 sq. feet
Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

FRONT GARDEN

The front garden has been designed for low maintenance, partly shingled with paved footpath and a variety of shrubs, plants & evergreens. There is a blocked paved driveway providing access to the garage and pedestrian side gate gives access down the side of the property to the rear garden.

REAR GARDEN

The garden is a delightful feature of the property having been thoughtfully designed and landscaped, mainly laid to lawn with paved patio, ornamental fishpond, outside courtesy lights and a variety of mature shrubs, plants, evergreens and fruit trees. A paved footpath leads to a second patio area with pergola and raised flower bed. Timber garden shed/greenhouse. Further secluded gravel seating area partly enclosed by trellis and established plants. To the side of the property is another paved area with second timber garden shed, outside cold water tap and wrought iron gate. Overall the garden extends to approximately 75ft in depth and enjoys a lovely south westerly facing aspect.

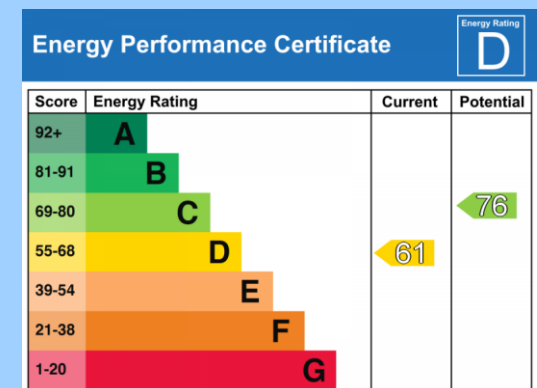
Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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