







## TOWNSHOTT CLOSE

GREAT BOOKHAM, KT23 4DQ

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**An Attractive Semi Detached Character Cottage**

**Situated in a Private Road in a Conservation Area**

**Close to Bookham High Street**

**Situated In the Heart of the Village**

**Immediate Vacant Possession**

**Potential To Extend, Subject To Planning**

**Two Bedrooms • Modern Bathroom**

**Kitchen/Breakfast Room • Sitting Room**

**Sealed Unit Double Glazed Windows**

**Inner Hall • Gas Central Heating**

**Private Driveway**

**South Westerly Facing Rear Aspect**



A CHARMING CHARACTER SEMI DETACHED COTTAGE situated in a private road in the heart of Bookham in a Conservation area and within a few hundred yards of Bookham High Street which offers a comprehensive range of local shops including a supermarket. The property offers two double bedrooms, sitting room with attractive fireplace, modern bathroom suite and a kitchen/breakfast room. Outside there is ample space for extension, if desired, subject to planning and the garden enjoys a delightful south westerly facing aspect, there is also a private driveway providing off street parking. An early inspection is thoroughly recommended as properties in this location are rarely available.



## GROUND FLOOR

### KITCHEN/BREAKFAST ROOM 12' × 11'11" (3.66m × 3.63m)

fitted with a range of wall and floor units, contrasting work surfaces, single drainer stainless steel sink unit, built in oven & grill, inset 4 ring gas hob, concealed extractor above, part tiled walls, fitted Bosch dishwasher, plumbing space for washing machine and additional appliance space, tile effect floor, radiator, breakfast peninsula, recessed ceiling lights, under stairs storage cupboard, wall mounted Potterton gas fired boiler for central heating and domestic hot water, panelled door to:

Double glazed entrance door to:-

### INNER HALL

built in double airing cupboard housing lagged hot water cylinder with immersion heater, access to loft, glazed door to outside, panelled door to:

### SITTING ROOM 11'11" × 11'11" (3.63m × 3.63m)

deep bay window, attractive fireplace, radiator, sealed unit double glazed window.

### MODERN BATHROOM

white suite comprising panel enclosed bath, Triton electric shower unit, glazed shower screen, pedestal wash hand basin, low level w.c., radiator, fully tiled walls, obscure sealed unit double glazed window, vinyl floor.

## FIRST FLOOR

### FIRST FLOOR LANDING

#### BEDROOM 1 12'1" × 11'11" (3.68m × 3.63m)

attractive fireplace, radiator, sealed unit double glazed window, built in wardrobe, front aspect.

#### BEDROOM 2 12' × 11'11" (3.66m × 3.63m)

radiator, sealed unit double glazed window, built in wardrobe, fitted shelves, rear aspect.

## OUTSIDE

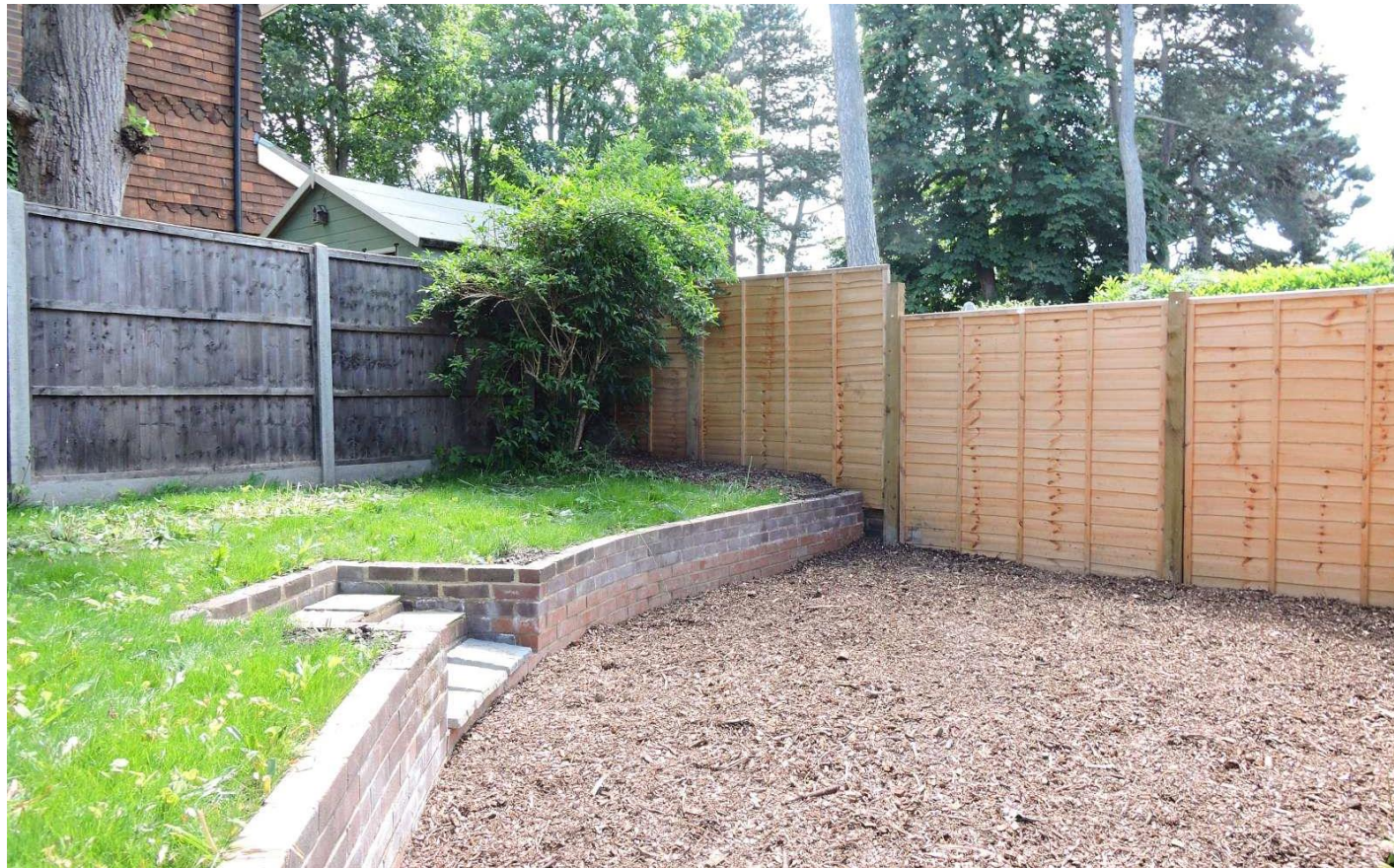
### PRIVATE DRIVEWAY

provides off-road parking for two vehicles.

### OUTSIDE W.C.

### GARDEN

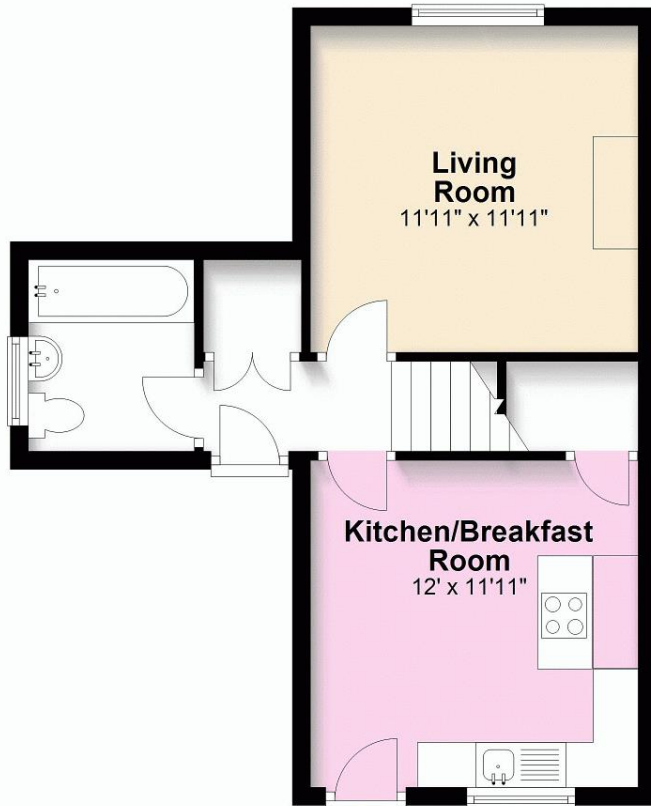
laid mainly to lawn with flower borders, partly finished patio area, low retaining wall, enclosed by panel fencing and enjoying a delightful south westerly facing aspect. Outside Store/Shed. N.B. There is pedestrian access around the side of the property with large raised gravel border.





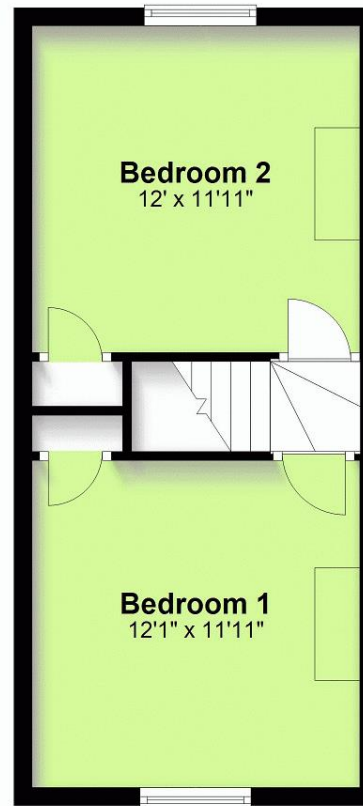
## Ground Floor

Approx. 404.9 sq. feet



## First Floor

Approx. 332.2 sq. feet



Total area: approx. 737.1 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 - Mole Valley District Borough Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
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## Energy Performance Certificate

Energy Rating  
**E**

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	39	
21-38	F		
1-20	G		



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