





VINCENT MEWS

GREAT BOOKHAM, KT23 4FP

An Individual Semi Detached New House
Own Private Patio Garden
Help To Buy Scheme Available

Easy Access to Bookham High Street
Entrance Hall
Double Bedroom (Divisible into two, if desired)
Main Bathroom
Luxury Kitchen/Living Room
Integrated Appliances/ Quartz Work Surfaces
Cloakroom/Utility Room
Underfloor Heating
Allocated Parking Space
Sealed Unit Double Glazed Windows

An exclusive private new development of just four apartments and two semi-detached houses conveniently 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 semi-detached house is located towards the rear of the development and benefits from a large double aspect bedroom which is divisible into two, if desired, and 4 piece bathroom suite. On the ground floor is a spacious living room which opens into a modern fitted kitchen, separate utility room/cloakroom and door onto a private paved garden. Internally there is underfloor central heating, 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 new home.

GROUND FLOOR

LIVING ROOM/KITCHEN 24'6" × 16'6" (7.47m × 5.03m)

Part glazed front door, lightwood flooring, under floor heating, mains fed smoke detector, recessed ceiling lights, TV point, heating thermostat control, under stairs storage cupboard, light wood handrail and glazed balustrade to first floor.

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, island unit with floor units under and breakfast bar, quartz work surface, underslung one and half bowl stainless steel sink unit with swan neck hot water tap, built-in stainless steel electric oven and grill, Bosch 4 ring ceramic hob, stainless steel extractor/ chimney hood, built-in eye level microwave, heating thermostat control, recessed ceiling lights, integrated fridge/freezer, integrated dishwasher, USB socket, underfloor heating, sealed unit double glazed window and door to patio area, door to:

UTILITY/CLOAKROOM 11'3" × 3'8" (3.43m × 1.12m)

Matching base unit, quartz work surface and upstand, plumbing and space for washing machine, Vaillant wall mounted gas fired combination boiler for central heating and domestic hot water, low level w.c., wash hand basin with mixer tap, lightwood floor, deep quartz window sill, obscure sealed unit double glazed window, recessed ceiling lights, carbon monoxide alarm, extractor fan.

FIRST FLOOR

FIRST FLOOR LANDING

heating thermostat control, Velux window, recessed ceiling lights, mains fed smoke detector, access to loft space.

BEDROOM 1 19'6" × 13'2" (5.94m × 4.01m)

a lovely double aspect room and divisible into two rooms, if desired, sealed unit double glazed window, Velux window, USB socket, tv point, heating thermostat control, underfloor heating.

MODERN BATHROOM

white suite comprising panel enclosed bath with mixer tap, low level w.c., vanity unit, wash hand basin, mixer tap, Velux window, separate corner shower cubicle with thermostatic shower unit, glazed shower door, part tiled walls, extractor fan, ceramic tiled floor, underfloor heating, recessed ceiling lights.

OUTSIDE

REAR GARDEN

Mainly paved and enclosed by 1.8m high close board panel fencing, outside cold water tap, courtesy light.

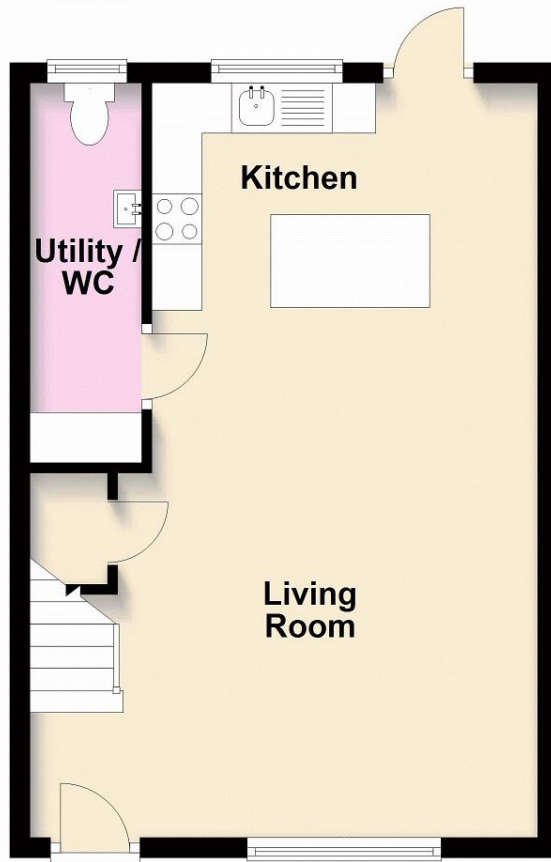
PARKING SPACE

Block paved allocated space situated at the front of the property.



Ground Floor

Approx. 407.7 sq. feet



First Floor

Approx. 322.6 sq. feet



Total area: approx. 730.2 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.

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

BOOKHAM SALES OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

Energy Performance Certificate

Energy Rating
B

| Score | Energy Rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 | 86 |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL SALES LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 13324948. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL SALES LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

