



{Picture3}

SEMI-DETACHED HOUSE
CLOSE TO VILLAGE AND TRAIN STATION
GOOD DECORATIVE ORDER
Lounge/Dining Room • Two Bedrooms
Kitchen with numerous appliances
Secluded Rear Garden
Gas Central Heating
Parking For Two Vehicles

A beautifully presented 2 bedroom semi detached house. Situated close to Bookham station and Village.

{Picture4}

{Picture5}

{Picture6}

GROUND FLOOR

ENTRANCE HALL

with wood flooring.

LOUNGE/DINING ROOM 16'4" x 14'4" (4.98m x 4.37m)

with Patio doors to garden.

CLOAKROOM

fitted with white wash hand basin and WC.

KITCHEN 10'7" x 8'3" (3.23m x 2.51m)

Attractive range of white floor and wall units, worktops, inset white sink, tall Fridge Freezer, Microwave, Washing machine, Separate Dryer, Dishwasher. Integrated oven, hob and extractor hood. Gas Fired boiler for Central Heating and Radiators.

STAIRS TO FIRST FLOOR AND LANDING

FIRST FLOOR

BEDROOM 1 12'3" x 11'4" (3.73m x 3.45m)

Full width wardrobe providing excellent hanging and storage space, airing cupboard with hot tank and shelving.

BEDROOM 2 14'5" x 8'3" (4.39m x 2.51m)

Radiator, fitted desk unit.

BATHROOM

recently refitted with a white suite comprising vanity unit with inset handbasin, wc, bath with thermostatically controlled shower over, screen and curtain.

OUTSIDE

THE FRONT GARDEN

is open plan and laid to lawn.

GROUND FLOOR

THE REAR GARDEN

There is a gate and side access way to the rear garden which is well screened and recently landscaped with a paved terrace and mulched area. Two garden sheds.

THERE ARE TWO PRIVATE PARKING SPACES TO THE SIDE OF THE PROPERTY.

Local Authority - Mole Valley.

Council Tax Band E - Rate: £1546.27

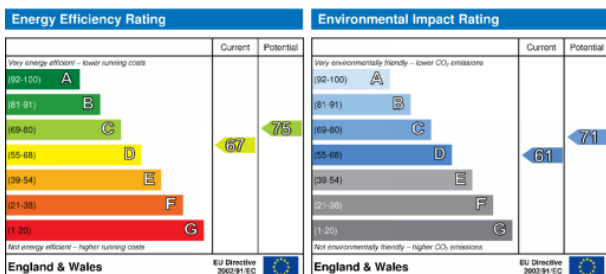
Further information on Deposit and Administration Fees available at www.hugginsedwards.co.uk/rental_information

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THROUGH THE AGENTS HUGGINS EDWARDS &
SHARP**

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Energy Performance Certificate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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