





DORKING ROAD

GREAT BOOKHAM, KT23 4PB

A Beautifully Presented Semi Detached House with Garage
Close To National Trust Countryside
Within The Howard of Effingham Catchment
Walking Distance of Bookham High Street

Ample Parking Plus Separate Second Driveway
Under Floor Heating • 4 Bedrooms
2 En Suite Shower Rooms
Family Bathroom • Entrance Hall
Cloakroom • Luxury Kitchen/Dining Room
Lounge • Conservatory • Garage
Sealed Unit Double Glazed Windows
Secluded Garden

An attractive modern semi detached house situated on the south side of the village in an established residential area close to miles of glorious open countryside and within walking distance of the High Street which offers a comprehensive range of local shops. The accommodation is beautifully presented throughout and features 4 bedrooms, two with en suite shower rooms in addition to the family bathroom. On the ground floor is a luxury kitchen/dining room with integrated appliances and granite worksurfaces which opens into a spacious living room with french doors opening into a conservatory overlooking the garden. Outside there is a secluded garden, paved patio as well as a terraced sun deck and ample parking with an additional second driveway and garage. An inspection is highly recommended to appreciate this lovely home.



COVERED ENTRANCE PORCH

courtesy light, part glazed front door to:

RECEPTION HALL

recess ceiling lights, engineered oak flooring, under floor heating, heating thermostat control, built in coats cupboard.

CLOAKROOM

white suite comprising low level w.c. with concealed cistern, vanity unit, wash hand basin, part tiled walls, obscure double glazed window.

KITCHEN/DINING ROOM 21' × 9'3" (6.40m × 2.82m)

Fitted with an excellent & comprehensive range of modern wooden fronted wall and floor units with stainless steel bar handles and complimented by contrasting granite work surfaces, underslung one and half bowl stainless steel sink unit, mixer tap, built in eye level Bosch double oven/grill, inset 5 ring gas hob, stainless steel extractor fan/hood above, under counter lights, deep pan drawers, integrated fridge/freezer, integrated dishwasher & washing machine, granite upstand & window cill, recessed ceiling lights, sealed unit double glazed window, ceramic tiled floor, under flooring heating, dining area with part double glazed door to outside, ceramic tiled floor, sealed unit double glazed window, double doors opening up to:

LOUNGE 16'11" × 14' (5.16m × 4.27m)

plus door entrance, attractive central stone fireplace with gas coal effect fire, recessed ceiling lights, under floor heating, built in storage cupboard, double glazed window & double doors opening to:

CONSERVATORY 11'6" × 10'2" (3.50m × 3.10m)

ceramic tiled floor, wall light points, under floor heating, sealed unit double glazed windows & double doors opening onto the garden.

FIRST FLOOR LANDING

recessed ceiling lights, airing cupboard housing hot water cylinder.

PRINCIPAL BEDROOM 13'3" × 10'3" (4.04m × 3.12m)

plus 2 double built in wardrobes, rear aspect, sealed unit double glazed window, under floor heating, recessed ceiling lights, door to:

EN-SUITE SHOWER ROOM

white suite comprising fully tiled shower cubicle, thermostatic shower unit, glazed sliding door, low level w.c., vanity unit, wash hand basin, mixer tap, part tiled walls, chrome heated towel rail, ceramic tiled floor, shaver point, fitted mirror, recessed ceiling lights, obscure sealed unit double glazed window.

BEDROOM 3 16'2" × 9'4" (4.93m × 2.85m)

max, double aspect, double wardrobe, deep rectangular bay window, under floor heating, sealed unit double glazed window.

BEDROOM 4 9'8" × 7'2" (2.95m × 2.18m)

underfloor heating, front aspect, sealed unit double glazed window.

FAMILY BATHROOM

white 4 piece suite comprising tiled enclosed bath, central mixer tap, shower attachment, low level w.c., separate fully tiled shower cubicle, thermostatic shower unit, glazed shower door, vanity unit, wash hand basin, mixer tap, shaver point, chrome heated towel rail, recessed ceiling lights, ceramic tiled floor, obscure sealed unit double glazed window.



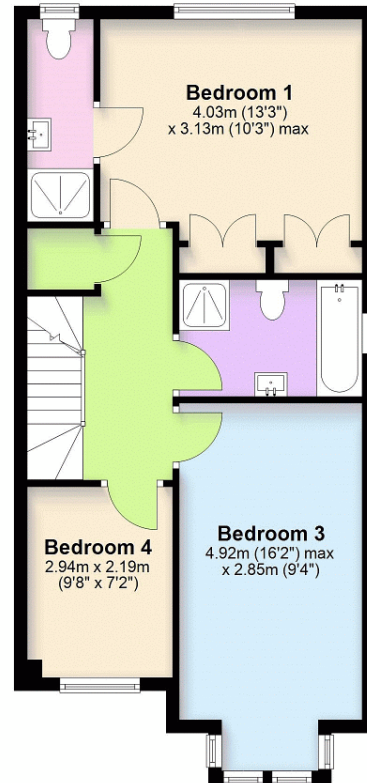
Ground Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



Second Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



Total area: approx. 147.0 sq. metres (1582.6 sq. feet)

SECOND FLOOR LANDING

roof light window, recessed ceiling lights, built in wardrobe, door to:

BEDROOM 2 15'3" x 10'1" (4.65m x 3.07m)

max, radiator, sealed unit double glazed window, eaves storage cupboard, recessed ceiling lights, door to:

EN-SUITE SHOWER ROOM

white suite comprising fully tiled shower cubicle, thermostatic shower unit, glazed sliding door, low level w.c., vanity unit, wash hand basin, mixer tap, tiled splashback, shaver point, vinyl floor, recessed ceiling lights, skylight window.

OUTSIDE

DETACHED GARAGE 17'7" x 9'3" (5.36m x 2.82m)

Brick construction with pitch tiled roof.

FRONT GARDEN

gravel driveway and turning area, parking for approximately 3 cars, partly enclosed by a post and rail fence with evergreen hedge, gas & electric meters, gate enabling pedestrian access to the rear garden.

REAR GARDEN

The garden is neatly laid to lawn with paved patio plus a rear decked area at the end of the garden and is enclosed by 1.8m high panel fencing. There is a wide gravel path and pedestrian gate which links the garden to an additional parking space and brick built garage.

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.

Energy Performance Certificate			
			Energy Rating
			C
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80	89
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN 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

