







## MIDDLEMEAD ROAD

GREAT BOOKHAM, KT23 3DD

**A Character Semi Detached House  
Excellent Decorative Order Throughout  
Close To Village & Station**

**Three Good Size Bedrooms  
Modern Bathroom • Reception Hall  
Lounge with Wood Burner  
Modern Kitchen/Dining Room opening  
To Family Room  
Utility Room & Useful Covered Area  
Gas Central Heating • Double Glazing  
Private Driveway  
Secluded & Enclosed Rear Garden  
Paved Patio & Garden Shed**

AN ATTRACTIVE SEMI DETACHED HOUSE ideally located close to Bookham Village, Station and within the catchment area of The Howard of Effingham School. The accommodation is very well presented throughout and offers an attractive sitting room with woodburning stove, a modern kitchen/dining room with built in appliances opening into a family room overlooking the garden. In addition there is a utility room and useful side covered area/storage room. On the first floor there are three good size bedrooms, landing with built in linen cupboard and storage cupboard plus modern family bathroom with thermostatic shower. The property benefits from sealed unit double glazed windows and the front windows have plantation shutters fitted. In addition there is gas fired central heating to radiators with wall mounted Worcester combination boiler. Outside there is a private driveway providing ample parking and a secluded garden with good size paved patio. An internal inspection is highly recommended.





## GROUND FLOOR

### COVERED ENTRANCE PORCH

part glazed front door to:

### RECEPTION HALL

radiator, wood effect floor, under stairs storage cupboard, part glazed door to:

### SITTING ROOM 15'4" × 12'2" (4.67m × 3.71m)

feature wood burning stove, heavy timber mantel, sealed unit double glazed window and window shutters, radiator, wood effect floor.

**MODERN KITCHEN/DINING ROOM 18'11" × 12' (5.77m × 3.66m)**  
fitted with an excellent range of modern fronted gloss floor units, contrasting work surfaces, inset one half bowl single drainer stainless steel sink unit with mixer tap, built in double oven & grill, inset 4 ring Zanussi gas hob, stainless steel splashback, Zanussi stainless steel and glass chimney style extractor, integrated dishwasher, recess for appliance, concealed Worcester combination gas fired boiler for central heating and domestic hot water, recessed ceiling lights, radiator, wood effect floor, part tiled walls, sealed unit double glazed window & door to side, dining area, radiator, wide opening to:

### FAMILY ROOM 8'11" × 8'1" (2.72m × 2.46m)

two radiators, recessed ceiling lights, two velux windows, double glazed windows overlooking the garden and french doors opening onto patio.

### COVERED AREA/STORAGE ROOM 19' × 7'1" (5.79m × 2.16m)

A really useful area, situated between the kitchen and utility room with flagstone floor, doors front and rear.

### UTILITY ROOM 9'2" × 5'9" (2.79m × 1.75m)

fitted with a range of wall and floor units, contrasting work surfaces, space for washing machine and separate dryer.

### FIRST FLOOR LANDING

access to partly boarded loft via sliding ladder, sealed unit double glazed window, built in shelved linen cupboard plus storage cupboard.

### BEDROOM 1 12'11" × 11'7" (3.94m × 3.53m)

max, front aspect, radiator, sealed unit double glazed window and window shutters.

### BEDROOM 2 12'11" × 11'6" (3.94m × 3.50m)

max, rear aspect, radiator, fitted wall to wall wardrobes, sealed unit double glazed window.

### BEDROOM 3 8'6" × 8'2" (2.59m × 2.49m)

max, front aspect, radiator, sealed unit double glazed window and window shutters.

### MODERN BATHROOM

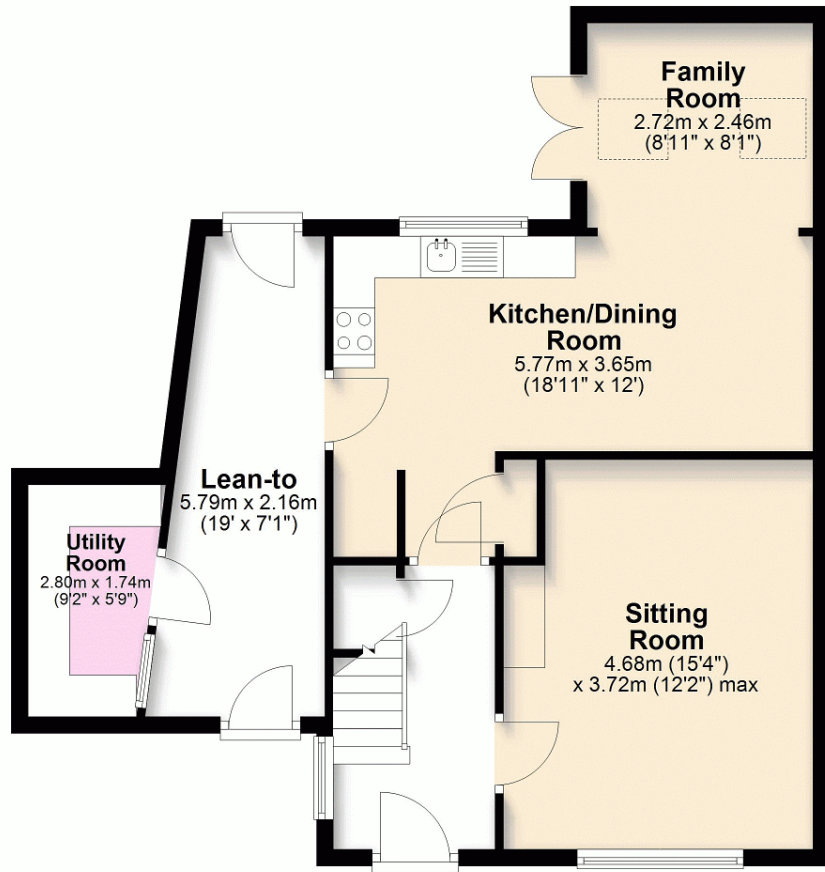
modern white suite comprising panel bath with mixer tap and shower attachment, thermostatic shower unit, hand held shower plus fixed head rainfall shower, fully tiled walls, low level w.c., wash hand basin, mixer tap, heated towel rail, extractor fan, obscure double glazed window.





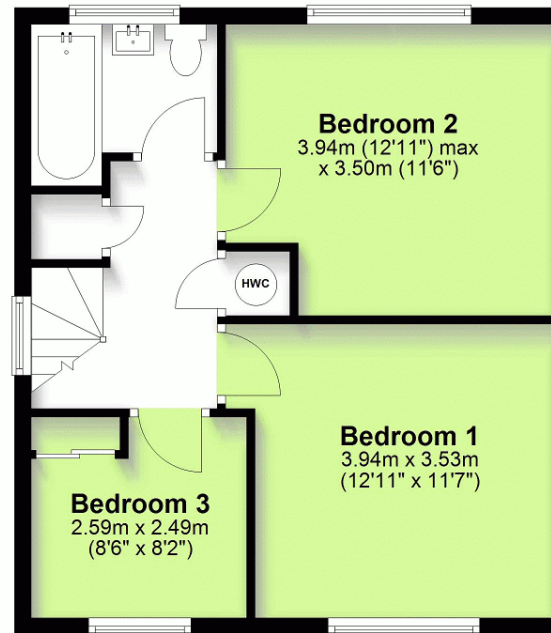
## Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



## First Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



Total area: approx. 109.5 sq. metres (1178.3 sq. feet)

## OUTSIDE

### FRONT GARDEN

The entrance is marked by brick pillars with a low retaining brick wall and panel fence, large private driveway provides ample off road parking.

### REAR GARDEN

an attractive feature of the property, partly enclosed by panel fencing providing a secluded aspect and extending to approximately 48ft in depth. Laid to lawn with a variety of evergreens, shrubs and conifers. Timber garden shed, outside tap and good size paved patio.

### TIMBER GARDEN SHED

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 - Band D.

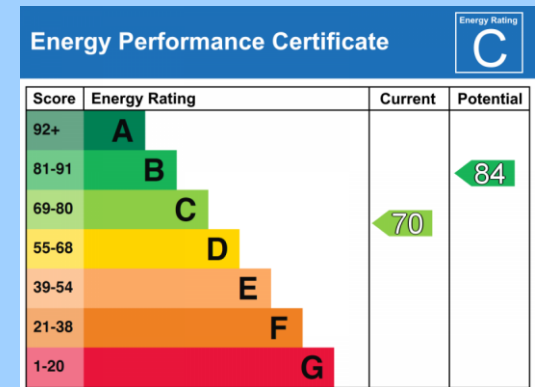
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