





LEATHERHEAD ROAD

GREAT BOOKHAM, KT23 4SA

A Character Three Bedroom Detached House

Close to the Village and Open Countryside

Immediate Vacant Possession

Howard of Effingham Catchment

3 Bedrooms • Newly Fitted Kitchen

Dining Room • Sitting Room

Gas Central Heating

Sealed Unit Double Glazed Windows

South Facing Rear Garden

Garage & Parking at Rear of Property

Ample Space for Extension, Subject To Planning Permission

Newly Decorated Throughout



Situated in a convenient location approximately half a mile from Bookham village and close to miles of open countryside which can be accessed at the end of Downs Way. The property is a detached character house having rendered elevations under a pitched tiled roof. Internally the accommodation benefits from gas central heating to radiators, double glazed windows and has been recently decorated throughout including new carpets and fitted kitchen. Outside there is a single garage and driveway situated to the rear of the property and garden enjoys a secluded south facing aspect with ample potential to extend, subject to the usual planning consents.

GROUND FLOOR

COVERED ENTRANCE PORCH

security light, part glazed front door to:

Part glazed panelled entrance door to:-

ENTRANCE HALL

radiator, obscure sealed unit double glazed window, smoke detector, door to:

SITTING ROOM 12'9" × 11'10" (3.89m × 3.61m)

Attractive central cast iron fireplace, tiled slips & hearth, wood effect floor, double radiator, sealed unit double glazed window.

DINING ROOM 9'10" × 11'10" (3m × 3.61m)

plus recess adjacent under stairs cupboard, double radiator, sealed unit double glazed windows, rear aspect, views over garden, under stairs storage cupboard, consumer unit, electric meter, built in cupboard housing Worcester gas fired boiler for central heating and domestic hot water, insulated hot water cylinder, immersion heater, slatted shelves, Honeywell heating thermostat control, Drayton time control, carbon monoxide detector, wood effect floor, door to bathroom, door to:

NEWLY FITTED KITCHEN 8' × 5'11" (2.44m × 1.80m)

newly fitted with a range of gloss white fronted wall and floor units, contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in Beko stainless steel oven, inset 4 ring ceramic hob, stainless steel chimney hood/extractor above, part tiled walls, plumbing and space for washing machine, tiled floor, sealed unit double glazed window, recessed ceiling lights, part glazed door to garden.

BATHROOM

white suite comprising panel enclosed bath with mixer tap, independant Triton electric shower unit, glazed screen, tiled surround, low level w.c., vanity unit, wash hand basin, double cupboard under, part tiled walls, fitted mirror, medicine cabinet, shaver point, obscure sealed unit double glazed window, recessed ceiling lights, tiled floor, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

sealed unit double glazed window, smoke detector, access to loft.

BEDROOM 1 12'8" × 11'9" (3.86m × 3.58m)

front aspect, cast iron fireplace, sealed unit double glazed window, radiator.

BEDROOM 2 11'9" × 11'9" (3.58m × 3.58m)

rear aspect, cast iron fireplace, sealed unit double glazed window, radiator.

BEDROOM 3 8'5" × 7'3" (2.57m × 2.21m)

rear aspect, sealed unit double glazed window, radiator.

OUTSIDE

FRONT GARDEN

The front garden is laid to lawn with evergreens and conifers, partly enclosed by a panelled fence with hard surfaced footpath and gate to side giving access to the rear garden.



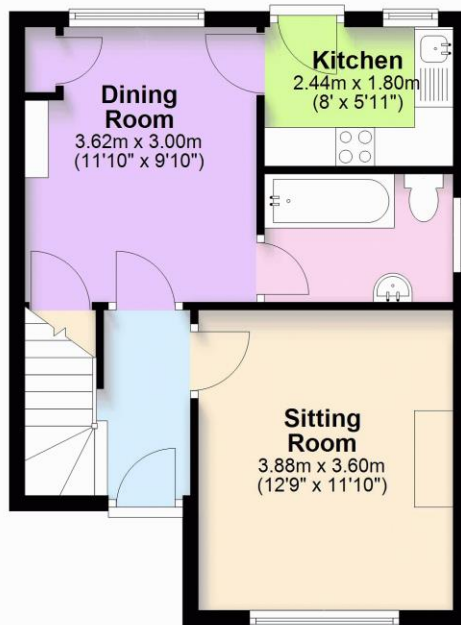
Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 92.4 sq. metres (994.7 sq. feet)

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 - Council Tax Band E - Mole Valley District Council.

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

BOOKHAM SALES OFFICE

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Energy Performance Certificate



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



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