

DAWNAY ROAD GREAT BOOKHAM, KT23 4PE

An Attractive Semi Detached Cottage

Sought After Location

Close To Outstanding Open Countryside

Wider Than Usual Plot

Large South Facing Garden

Great Opportunity For Extension (StPP)

2 Bedrooms • Study

First Floor Modern Family Bathroom

Entrance Hall • Spacious Sitting Room

Dining Room • Fitted Kitchen

Gas Central Heating to Radiators

Sealed Unit Double Glazed Windows

Long Private Driveway

Large Garage

Within The Howard of Effingham School Catchment



SITUATED on the south side of the village in a favoured residential road, within easy reach of local schools and within The Howard of Effingham School catchment.

Close to miles of glorious open countryside, which is accessible at the end of Crabtree Lane. Approximately 0.5 miles to the village High Street, which offers a comprehensive range of local shops, including two Supermarkets, a Health Centre, several Dental Surgeries, Post Office and Public Library.

This characterful semi detached cottage offers spacious accommodation and is situated on a double width plot. Outside there is a long driveway providing ample parking and leading to a large garage. The rear garden is a truly superb feature of the property. Approximately 83ft in length, enjoying a delightful south facing aspect.

GROUND FLOOR

ENTRANCE HALL

Part glazed front door, coat hanging space, glazed door to:

SITTING ROOM 17'8" × 15'7" (5.38m × 4.75m max)

Two radiators, sealed unit double glazed window, archway through to:

DINING ROOM 12'9" × 9'10" (3.89m × 3m)

Radiator, sealed unit double glazed window, cast iron fireplace with gas coal effect fire.

KITCHEN 10'11" × 8'7" (3.33m × 2.62m)

Fitted with a range of wall & floor units, wood effect work surfaces, double drainer single bowl stainless steel sink unit, mixer tap, gas cooker point, part tiled walls, plumbing and space for washing machine & dishwasher, sealed unit double glazed window overlooking the garden, door to:

REAR LOBBY

Door to garden and door to:

CLOAKROOM

Comprising low level w.c., pedestal wash basin, Baxi gas fired boiler for central heating & hot water (2 yrs Manufacturers Warranty remaining).

FIRST FLOOR

FIRST FLOOR LANDING

Radiator, access to loft, partly boarded with light.

BEDROOM 1 12'9" × 9'9" (3.89m × 2.97m)

Front aspect, built in double wardrobe, radiator, cast iron fireplace, sealed unit double glazed window.

BEDROOM 2 9'8" × 7'4" (2.95m × 2.24m)

Built in double wardrobe, radiator, sealed unit double glazed window.

STUDY 8' × 7'2" (2.44m × 2.18m)

Rear aspect, sealed unit double glazed window, radiator, fitted double airing cupboard housing lagged hot water cylinder with immersion heater, door to:

FAMILY BATHROOM

Modern white suite comprising curved bath with mixer tap, shower screen, Aqualisa shower unit, fully tiled surrounding walls, pedestal wash hand basin, mixer tap, mirror splashback, mirror fronted medicine cabinet, chrome heated towel rail, low level w.c., wood effect flooring, recessed ceiling lights, sealed unit double glazed window.

OUTSIDE

GARAGE 23'10" × 14' (7.26m × 4.27m)

Large garage with up & over door, lights, personal door to side.

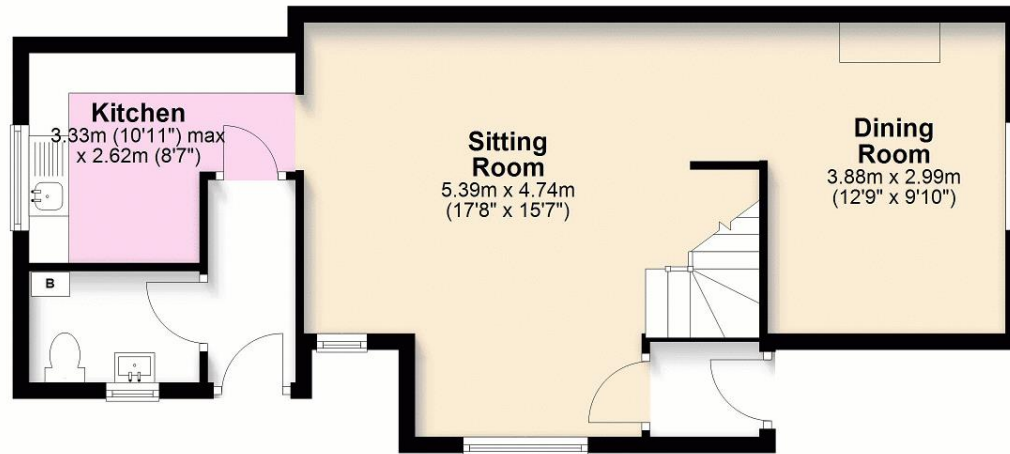
FRONT GARDEN

The front garden is neatly laid to lawn with evergreens, mature hedge and a low retaining brick wall marks the boundary. There is a hard surfaced driveway which provides ample parking and leads to the garage plus pedestrian side gate enabling access to the rear garden.



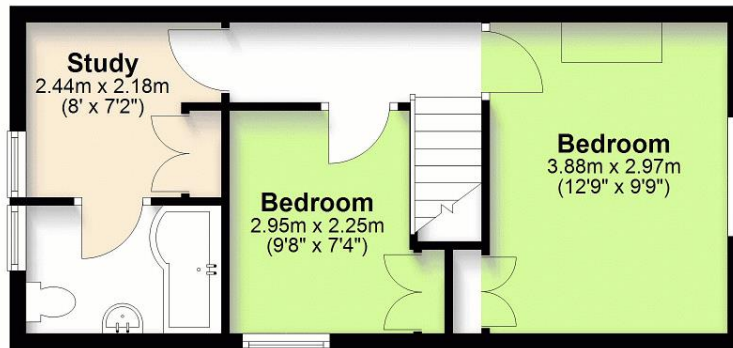
Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.4 sq. feet)



Total area: approx. 87.0 sq. metres (936.2 sq. feet)

REAR GARDEN

The rear garden is a superb feature and is very generous in size for this type of property - extending to approximately 83ft in length x 36ft wide. Mainly laid to lawn with hard surfaced patio, outside cold water tap, established conifers and evergreens. Towards the end of the garden there is a pond and rockery with a further patio area, pergola and sitting area. The garden is very well maintained and enjoys an enviable, private, south facing aspect.

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.

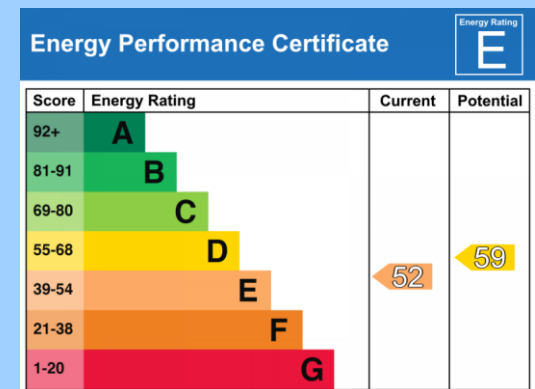
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