





DORKING ROAD

GREAT BOOKHAM, KT23 4LX

An Attractive Character House
Close To National Trust Countryside
Within The Howard of Effingham Catchment
Walking Distance of Bookham High Street

3 Good Size Bedrooms • Modern Bathroom
Entrance Hall • Cloakroom
Sitting Room with Fireplace
Dining Room • Modern Fitted Kitchen
Full Width Conservatory
Sealed Unit Double Glazed Windows
Secluded Westerly Facing Garden

An attractive end terrace house having brick and tile elevations situated on the south side of the village in an established residential road opposite Chrystie recreation ground and Bookham bowling club. The property is located close to miles of glorious open National Trust countryside including 1600 acres at nearby Polesden Lacey. Bookham High Street is also within walking distance and offers a comprehensive range of local shops and main line station. The accommodation is orientated to overlook the garden and enjoys a sunny westerly facing aspect comprising 3 good size bedrooms and modern bathroom. On the ground floor there is a welcoming entrance hall, useful cloakroom, sitting room with open fireplace, dining room, modern fitted kitchen and full width conservatory. Outside there is a mature, secluded garden, paved patio and useful brick shed/store, whilst at the front a private gravel driveway provides ample parking.



GROUND FLOOR

ENTRANCE HALL

Part glazed panelled front door, tiled floor, radiator, fitted display shelf, built in shelved storage cupboard, built in coats cupboard housing gas & electric meters, Honeywell heating thermostat control, door to:

CLOAKROOM

comprising low level w.c., radiator, part tiled walls, tiled floor, obscure sealed unit double glazed window.

SITTING ROOM 14'3" × 10'6" (4.34m × 3.20m)

double aspect, attractive brick fireplace, tiled hearth and mantel, fitted cupboards to side, display shelves, vertical radiator, sealed unit double glazed window, glazed doors into conservatory, 6'9 square opening to:

DINING ROOM 10'11" × 7' (3.33m × 2.13m)

tiled floor, display shelf, glazed double doors to conservatory, door to:

FITTED KITCHEN 12'1" × 9' (3.68m × 2.74m)

Fitted with a range of wooden fronted and shaker style wall and floor units complimented with timber work surfaces, inset single drainer single bowl sink unit, mixer tap, freestanding Bosch dishwasher and Zanussi freezer, freestanding Hotpoint oven, stainless steel & glass extractor hood, tall appliance space, part tiled walls, double aspect, sealed unit double glazed window, ideal wall mounted gas fire boiler for central heating and domestic hot water, tiled floor, part glazed door to:

CONSERVATORY 24'9" × 13'3" (7.54m × 4.04m)

max, extends across the full width of the house with tiled floor, sealed unit double glazed windows and double doors, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

sealed unit double glazed window, built in airing cupboard housing hot water cylinder, slatted shelves, access to partly boarded loft with light.

BEDROOM 1 14'3" × 10'6" (4.34m × 3.20m)

double aspect, two sealed unit double glazed windows, radiator.

BEDROOM 2 12' × 9' (3.66m × 2.74m)

double aspect, two sealed unit double glazed windows, radiator.

BEDROOM 3 12' × 7' (3.66m × 2.13m)

max, sealed unit double glazed window.

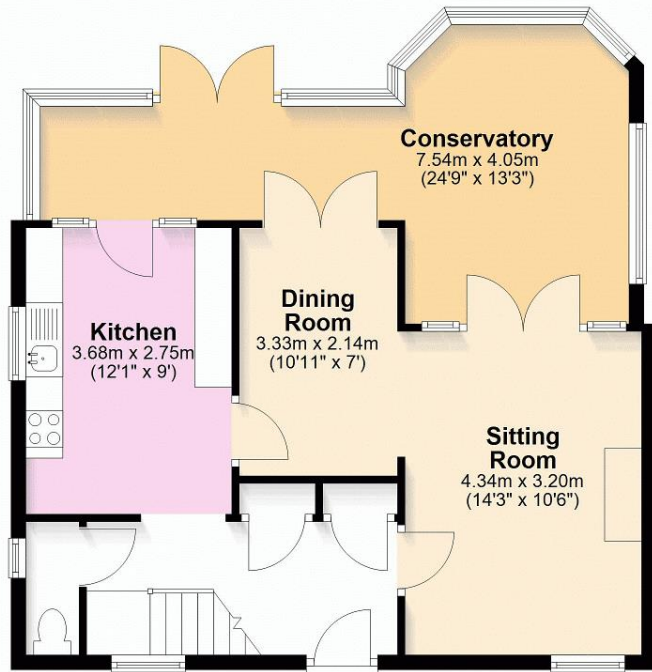
FAMILY BATHROOM

modern white suite comprising tiled enclosed bath/shower, mixer tap, glazed shower screen, Aqualisa shower unit, pedestal wash hand basin, low level w.c., chrome heated towel rail, part tiled walls, tiled floor, obscure sealed unit double glazed window.



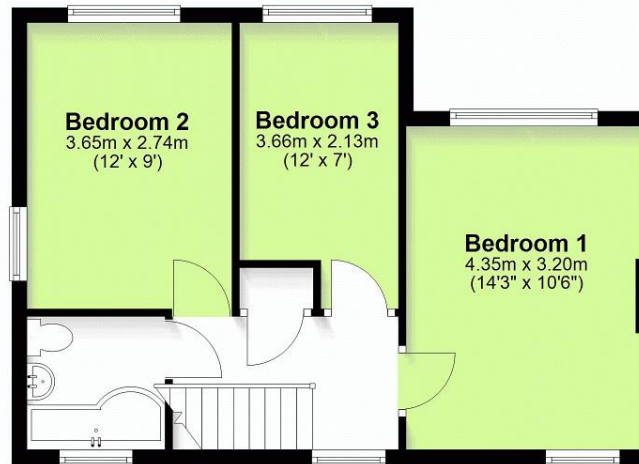
Ground Floor

Approx. 63.7 sq. metres (685.6 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 107.0 sq. metres (1152.2 sq. feet)

OUTSIDE

FRONT GARDEN

partly enclosed by 1.8m panel fence, gravel driveway, paved footpaths, mature yew tree, evergreens, side gate enables pedestrian access to the rear garden.

REAR GARDEN

The garden is partly enclosed by 1.8m high panel fencing with paved patio, ornamental pond, timber garden shed and outside cold water tap. The garden enjoys a delightful westerly facing aspect with a variety of shrubs, plants and mature evergreens providing seclusion and privacy.

BRICK BUILT SHED 7'6" x 7'3" (2.29m x 2.21m)

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

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

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

Energy Performance Certificate

Energy Rating
D

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		

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