





LEATHERHEAD ROAD

GREAT BOOKHAM, KT23 4SA

**A Character Semi-Detached House
Close to the Village and Open Countryside
Chain Free**

**Space For Extension, Subject To Planning
The Howard Of Effingham Catchment
3 Bedrooms • First Floor Family Bathroom
Family/Dining Room • Fitted Kitchen
Attractive Lounge with bay windows
Gas Central Heating
Sealed Unit Double Glazed Windows
South Facing Rear Garden
Double Width Driveway at Rear of Property
New Carpets • Newly Decorated**

Situated in a convenient location on the south side of the village approximately half a mile from the High street and close to miles of open National Trust countryside which can be accessed at the end of Downs Way including 1600 acres at Polesden Lacey. The property is a semi detached character house having rendered white elevations under a pitched tiled roof. Internally the accommodation comprises an attractive lounge with two bay windows and fireplace, fitted kitchen and separate family/dining room overlooking the garden whilst on the first floor there are three bedrooms and family bathroom. The property benefits from gas central heating to radiators, double glazed windows and has been recently decorated throughout including new carpets. Outside there is a secluded south facing rear garden and double width driveway at the end of the garden providing parking for at least 2 vehicles.



GROUND FLOOR

Part glazed panelled entrance door to:-

ENTRANCE HALL

Stairs off, door to:

LOUNGE 15'7" × 14'10" (4.75m × 4.52m)

A well-proportioned room with two wide feature bay windows, two built in storage cupboards, feature open fireplace with inset electric coal effect fire, timber surround and mantel, double radiator, sealed unit double glazed window, quarry tiled cill.

KITCHEN 15'6" × 6'3" (4.72m × 1.90m)

with single drainer stainless steel sink unit inset in laminated work surface, Candy washing machine and Bosch dishwasher, matching range of fitted floor and wall cupboards, 4-ring Logik stainless steel gas hob unit with side control panel, extractor hood above, single electric fan oven under, deep walk-in storage cupboard, radiator, part tiled walls, grey wood effect floor, sealed unit double glazed window with quarry tiled cill, door to:-

FAMILY/DINING ROOM 15'5" × 9'11" (4.70m × 3.02m)

with double radiator, sealed unit double glazed window with quarry tiled cill, rear aspect with views over garden.



FIRST FLOOR

LANDING

with built-in shelved storage cupboard, access to partly boarded loft.

BEDROOM 1 15'4" × 10'2" (4.67m × 3.10m)

with double radiator, picture rail, sealed unit double glazed window, quarry tiled cill, rear aspect.

BEDROOM 2 11'5" × 8'4" (3.48m × 2.54m)

plus door entrance, radiator, sealed unit double glazed window, quarry tiled cill, front aspect, built in wardrobe, fitted display shelves.

BEDROOM 3 8'2" × 6'10" (2.49m × 2.08m)

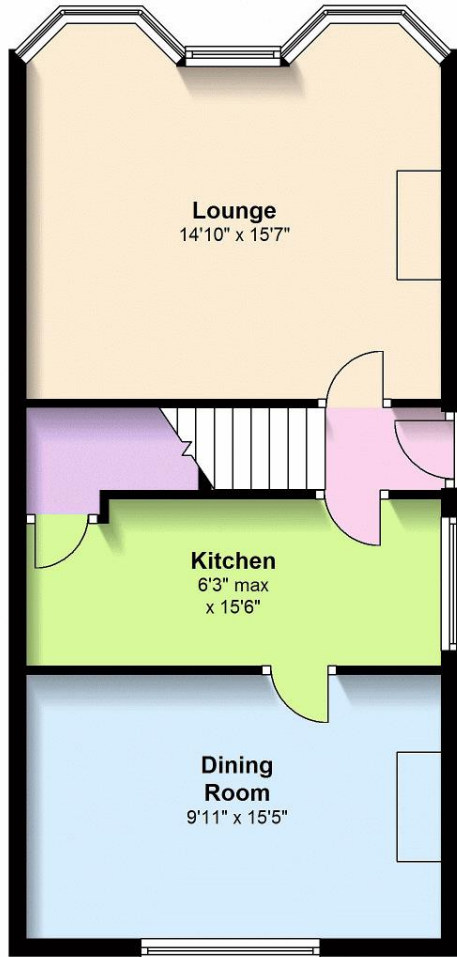
with radiator, sealed unit double glazed window, quarry tiled cill, front aspect.

BATHROOM

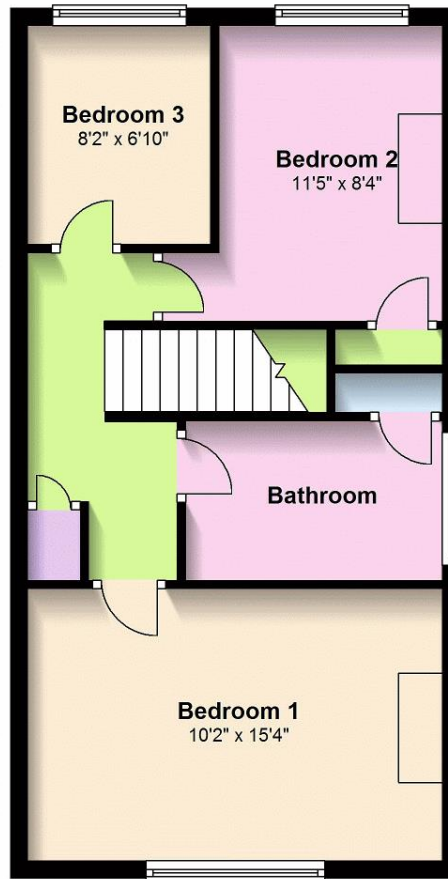
with matching suite in white comprising panel enclosed bath with mixer tap, aquabord surround, pedestal wash hand basin with tiled splashback, fitted medicine cabinet with mirror doors, low level w.c., built-in airing cupboard housing wall mounted Baxi gas fired combination boiler for central heating and domestic hot water, single radiator, extractor fan, grey wood effect floor, obscure sealed unit double glazed window.



Ground Floor
Approx. 511.8 sq. feet



First Floor
Approx. 491.0 sq. feet



Total area: approx. 1002.8 sq. feet

OUTSIDE

FRONT GARDEN

The front garden is laid to lawn with hard surfaced footpath, low retaining brick wall, evergreens and wrought iron gate giving access to the rear garden.

REAR GARDEN

enjoying a south facing aspect with full width hard surfaced patio, low retaining stone wall, beyond which is an area of raised lawn, mature evergreens and conifers. Paved pathway leads to a gated rear access at the end of the garden beyond which there is a double width driveway providing parking for at least two vehicles and the garden is enclosed by close board fencing and screened by evergreens and conifers.

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 SOLE AGENTS HUGGINS
EDWARDS & SHARP**

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Energy Performance Certificate			
Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2006/40/EC	
England & Wales		England & Wales	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	



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