





TOWNSHOTT CLOSE

GREAT BOOKHAM, KT23 4DQ

A Detached Bungalow
Situated In The Heart Of The Village
Located In A Private Road
Within A Conservation Area

Two Bedrooms • Bathroom • Separate W.C.
Fitted Kitchen/Breakfast Room
Double Aspect Living Room • Conservatory
Detached Garage • Secluded Garden
Private Driveway

AN ATTRACTIVE DETACHED BUNGALOW located in a private road in a very central position between the High Street and Library within Bookham village. The property enjoys a wide plot with detached garage and private driveway to the side. Internally there are 2 double bedrooms, bathroom, separate w.c., double aspect living room and kitchen/breakfast room opening into a conservatory overlooking the garden. The bungalow benefits further from gas central heating and sealed unit double glazed windows. An early inspection is thoroughly recommended to appreciate this detached bungalow, rarely available, in the heart of the village.

GROUND FLOOR

RECEPTION HALL 13'1" × 6'10" (3.99m × 2.08m)

double glazed front door, radiator with shelf over, coved ceiling, built in coats cupboard, heating thermostat control, access to loft with light via sliding ladder, double doors opening to;

LIVING ROOM 15'6" × 11'11" (4.72m × 3.63m)

double aspect, sealed unit double glazed window, radiator, feature fireplace with polished wood surround and mantel, fitted electric fire, wall light points, coved ceiling.

KITCHEN/BREAKFAST ROOM 17' × 6'11" (5.18m × 2.11m)

double aspect, fitted with an excellent range of wall and floor units, wood effect work surfaces, inset one & half bowl single drainer sink unit, mixer tap, built in Hotpoint double oven & grill, inset Hotpoint ceramic hob, extractor fan above, part tiled walls, wall mounted Potterton gas fired boiler for central heating and domestic hot water, Honeywell programmer control, plumbing and space for washing machine, appliance space, radiator, space for breakfast table, wood effect floor, built in airing cupboard housing lagged hot water cylinder with immersion heater, slatted shelves, part glazed door to;

CONSERVATORY 11'7" × 6'3" (3.53m × 1.90m)

wood effect floor, part panelled walls, radiator, wall light point, double glazed windows, double glazed door to garden.

BEDROOM 1 13'9" × 8'10" (4.19m × 2.69m)

plus recess with fitted shelf, drawers below and full width range of built in wardrobes, coved ceiling, sealed unit double glazed window, radiator.

BEDROOM 2 12'6" × 11'2" (3.81m × 3.40m)

plus built in single wardrobe, radiator, coved ceiling, sealed unit double glazed window.

BATHROOM

white suite comprising panelled bath, mixer tap with hand held shower, pedestal wash hand basin, half tiled walls, radiator, coved ceiling, obscure double glazed window, dimplex electric heater, tiled floor.

SEPARATE W.C.

comprising low level w.c., radiator, half tiled walls, obscure double glazed window, coved ceiling.

OUTSIDE

GARAGE 18' × 7'10" (5.49m × 2.39m)

light and power, double swing doors, private driveway (wider than usual) provides ample parking.

GARDEN

the front boundary is marked by a low retaining brick wall and mature evergreen hedge, mainly laid to lawn with wrought iron gate and tarmac path leads to the front door and side, further pedestrian side gate provides access to the rear garden.

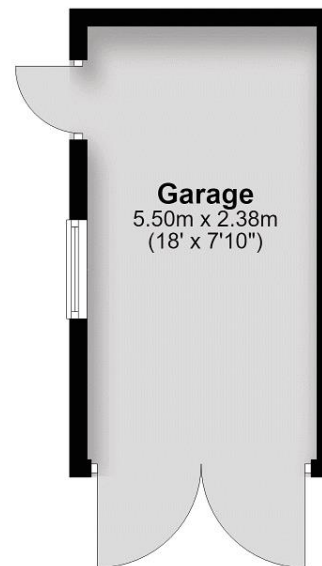
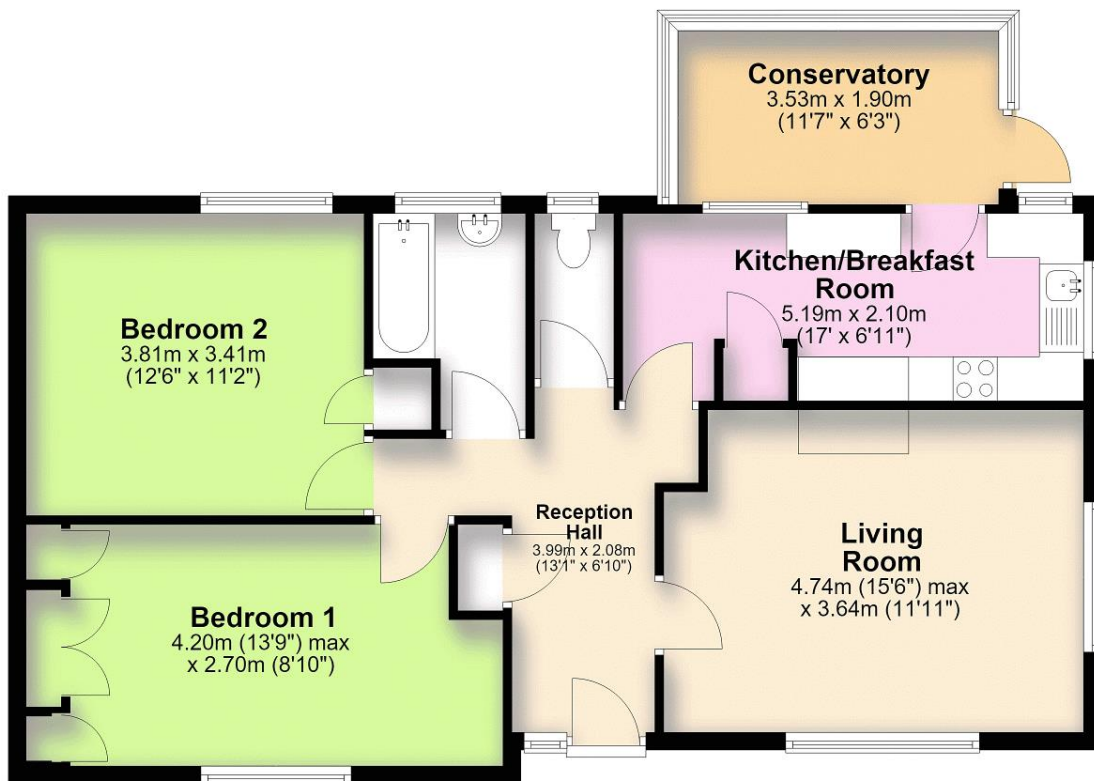
The rear garden is again laid to lawn, enjoying a secluded South Easterly facing aspect enclosed by 1.8m high panel fencing with a variety of shrubs and plants, timber garden shed, greenhouse and outside cold water tap.





Ground Floor

Approx. 92.9 sq. metres (1000.0 sq. feet)



Total area: approx. 92.9 sq. metres (1000.0 sq. feet)

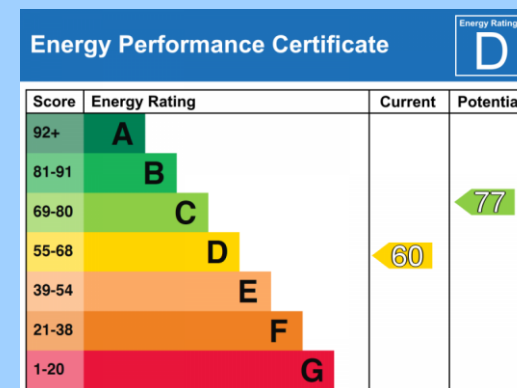
Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Council Tax Band E - Mole Valley District Borough Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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