

## THE GARSTONS

GREAT BOOKHAM, KT23 3DT

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### Attractive Detached Bungalow

Within walking distance of Bookham High Street & Bookham Station

The Howard of Effingham School Catchment

Potential for Extension subject to planning

No Ongoing Chain

Three Bedrooms • Modern Shower Room

Separate W.C. • Entrance Hall • Lounge

Fitted Kitchen/Breakfast Room

Gas Central Heating To Radiators

Sealed Unit Double Glazed Windows

Garage • Secluded Landscaped Garden

An attractive detached bungalow situated in a highly convenient location within a 5/10 minute walk of Bookham high street which offers an excellent range of local shops and amenities including two supermarkets, a health centre, post office, public library and village hall. The bungalow offers 3 bedrooms, modern shower room, separate w.c., living room and double aspect kitchen/breakfast room. There is potential, if desired, to extend or convert the loft, subject to the usual planning consents. Outside the rear garden is deceptive in size and enjoys a secluded westerly facing aspect and a driveway extends down the side of the property with double gates and provides ample parking leading to a detached garage. An early inspection is advised to appreciate this attractive detached bungalow with no ongoing chain.



## GROUND FLOOR

Double glazed entrance door to:

### ENTRANCE HALL

double glazed front door, built in storage cupboard housing electric meter & fuse box, access to partly boarded loft via ladder, built in cupboard.

### LOUNGE

 15'4" × 12'5" (4.67m × 3.78m)

with feature open tiled fireplace with mantle and hearth, inset gas coal effect fire, radiator, TV point, coving, sealed unit double glazed window.

### FITTED KITCHEN/BREAKFAST ROOM

 11'7" × 8'9" (3.53m × 2.67m)

fitted with a range of white fronted wall and floor units with contrasting work surfaces, inset single bowl single drainer stainless steel sink unit, mixer tap, Hotpoint oven & grill, extractor fan, Bosch fridge/freezer, fitted freezer, part tiled walls, larder cupboard, tile effect floor, Worcester wall mounted combination gas fired boiler for central heating and domestic hot water, double aspect, sealed unit double glazed windows, double glazed door to garden.

### BEDROOM 1

 12'4" × 11'2" (3.76m × 3.40m)

rear aspect, two double fitted wardrobes, space for dressing table, radiator, sealed unit double glazed window, view over garden.

### BEDROOM 2

 11'7" × 9'8" (3.53m × 2.95m)

plus door entrance, radiator, two fitted double wardrobes, cupboards above, front aspect, sealed unit double glazed window.

### BEDROOM 3

 9'3" × 9' (2.82m × 2.74m)

side aspect, radiator, sealed unit double glazed window.

### MODERN SHOWER ROOM

white suite comprising wide shower tray, fixed glazed shower screen, Triton electric shower unit, fully tiled walls, pedestal wash hand basin, tile effect floor, chrome towel rail, obscure sealed unit double glazed window.

### SEPARATE W.C.

comprising low level w.c., wash hand basin, mixer tap, tiled splashback, tile effect floor, heated chrome towel rail, obscure double glazed window.

## OUTSIDE

### GARAGE

 16' × 8'2" (4.88m × 2.49m)

up and over door, light and power, personnel door to side.

### FRONT GARDEN

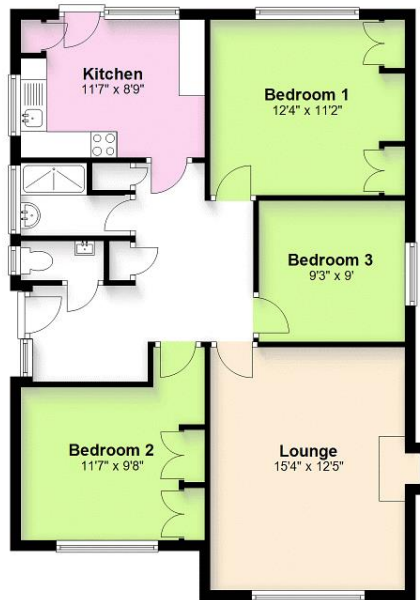
The front garden is laid to lawn with mature evergreens and flower bed. There is a private driveway providing ample parking with double timber gates giving access to the garage.

### REAR GARDEN

The garden is deceptive in size and enjoys a westerly facing aspect, mainly laid to lawn with paved patio, variety of mature shrubs, plants and evergreens, timber garden shed and outside cold water tap.



**Ground Floor**  
Approx. 968.2 sq. feet



Total area: approx. 968.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

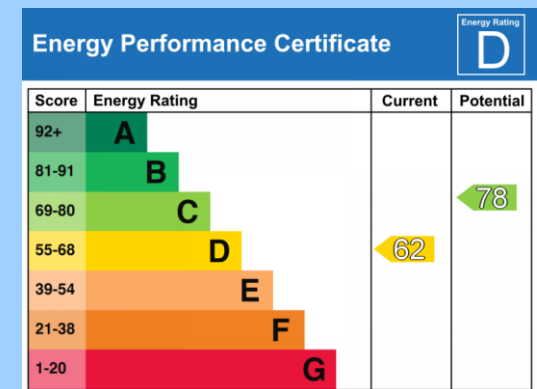
Note 1 - Please note domestic and electrical appliances have not been tested.

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

Note 3 - Mole Valley District Council.

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