





LINKS WAY

LITTLE BOOKHAM, KT23 4HQ

Located in a Favoured Cul De Sac
Secluded South Facing Rear Garden
Walking Distance Howard of
Effingham School
Close to Open Countryside

4 Bedrooms • Shower Room • Entrance Hall
Cloakroom • Double Aspect Lounge
Newly Fitted Kitchen/Breakfast Room opening into
Dining Room
Gas Central Heating
Sealed Unit Double Glazing
Secluded Garden



A DETACHED HOUSE situated in a favoured residential cul de sac on the south side of Bookham and within walking distance of The Howard of Effingham school and close to miles of open National Trust countryside including 450 acres at Ranmore Common which can be accessed at the end of Woodlands Road. The property has been modernised and enlarged and now provides a large newly fitted kitchen/breakfast room opening into a dining room overlooking the garden and a good size separate double aspect lounge in addition to 4 bedrooms and shower room on the first floor. The property benefits further from gas central heating to radiators, sealed unit double glazed windows and secluded south facing rear garden.

GROUND FLOOR

ENTRANCE HALL

Double glazed front door, radiator, under stairs storage cupboards with useful pull out drawers, door to;

CLOAKROOM

white suite comprising low level w.c., pedestal wash hand basin, radiator, obscure double glazed window.

LOUNGE

21'11" × 11'11" (6.68m × 3.63m)
a double aspect room, 2 radiators, sealed unit double glazed window, double glazed sliding patio doors opening into the garden.

FITTED KITCHEN/BREAKFAST ROOM OPENING INTO DINING ROOM

28'9" × 14'4" (8.76m × 4.37m)
max, fitted with a range of newly fitted pebble grey shaker style wall and floor units with contrasting work surfaces, classic inset deep white sink, mixer tap, integrated washing machine, space for Rangemaster 110 cooker, extractor above, integrated fridge, integrated freezer, wine cooler, electric heater, recessed ceiling lights, sealed unit double glazed window, wall light points, part tiled walls, wood effect floor, peninsula breakfast bar opening into dining area, space for table, wood effect floor, built in larder cupboard, double glazed sliding patio door to garden.

COVERED SIDE AREA

9'4" × 5'6" (2.85m × 1.68m)

FIRST FLOOR

FIRST FLOOR LANDING

access to loft, Valliant combination gas fired boiler, heating thermostat, door to:

BEDROOM 1

15'1" × 10'11" (4.60m × 3.33m)
front aspect, radiator, sealed unit double glazed window.

BEDROOM 2

11'10" × 10'9" (3.61m × 3.28m)
max, rear aspect, radiator, built in wardrobe plus further wide built in wardrobe, sealed unit double glazed window.

BEDROOM 3

13'3" × 8'1" (4.04m × 2.46m)
front aspect, radiator, fitted desk unit plus 2 wardrobes incorporating range of drawers, sealed unit double glazed window.

BEDROOM 4

8'4" × 8'1" (2.54m × 2.46m)
max, rear aspect, radiator, 2 single fitted wardrobes, dressing table between, cupboards above, sealed unit double glazed window.

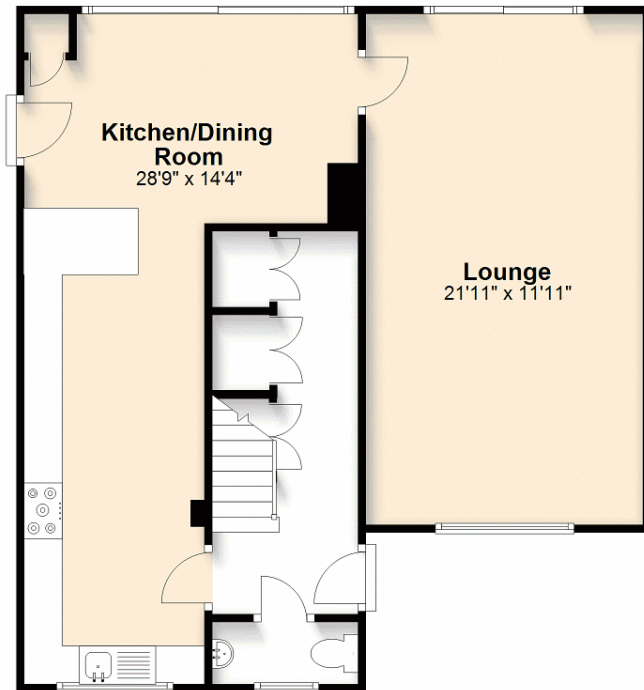
SHOWER ROOM

white suite comprising corner shower cubicle with Aqualisa thermostatic shower unit, glazed screen, low level w.c., wash hand basin, mixer tap, cupboards under, part tiled walls, radiator, obscure double glazed window, mirror fronted medicine cabinet, recessed ceiling lights, extractor fan.



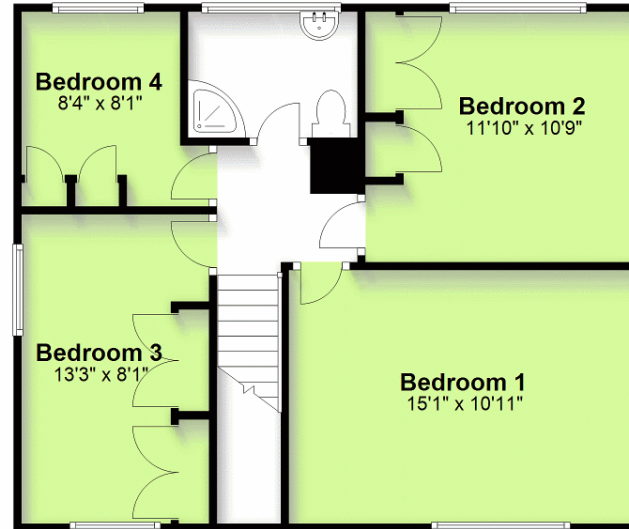
Ground Floor

Approx. 680.8 sq. feet



First Floor

Approx. 584.0 sq. feet



Total area: approx. 1264.8 sq. feet

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



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OUTSIDE

FRONT GARDEN

mainly laid to lawn with hard surfaced driveway.

REAR GARDEN

The rear garden is laid to lawn with paved patio, partly enclosed by 1.8m high panel fencing, evergreen hedge and enjoys a delightful 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 - Guildford Borough Council - Band E.

Note 4 - The road is a private cul de sac and there is an annual charge of £40.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

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