



# EDENSIDE ROAD

GREAT BOOKHAM, KT23 3JB

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**A Particularly Spacious Ground Floor  
Maisonette  
Walking Distance Village & Station  
Immediate Vacant Possession**

**Lease 99 Years Unexpired  
3 Good Sized Bedrooms  
Spacious Hallway with Study Area  
Cloakroom  
Modern Kitchen with Fitted Appliances  
Generous Size Living Room  
Family Bathroom  
Ample Built In Cupboards  
Electric Heating • Double Glazed Windows  
Communal Garden  
Private Brick Built Outside Storage Cupboard**

A PARTICULARLY SPACIOUS GROUND FLOOR MAISONETTE situated within walking distance of both Bookham Station which provides regular services into Central London (Waterloo/ Victoria) and Bookham Village, which offers a comprehensive range of local shops. The accommodation is very generous extending to almost 1,000 sq ft with its own front door opening into a spacious entrance hall having built in cupboards and space for a desk, there are then 3 good size bedrooms, two of which have built in wardrobes and a family bathroom. In addition there is a modern kitchen with fitted appliances, spacious living room, cloakroom and the property benefits further from double glazed windows and electric panel radiators. Outside there is a useful lockable storage area in addition to the communal garden and an internal inspection is highly recommended.



## GROUND FLOOR

### ENTRANCE PORCH

double glazed front door, electric meter, part double glazed door to:

### ENTRANCE HALL

wood effect floor, fitted double coats cupboard, irregular shape with space for desk, electric panel heater, two built in partly shelved storage cupboards, door to:

### CLOAKROOM

white suite comprising low level w.c., display shelf, tiled floor, obscure double glazed window.

### FITTED KITCHEN 11'8" × 7' (3.56m × 2.13m)

fitted with an excellent range of wooden fronted shaker style wall and floor units with contrasting work surfaces, inset single drainer stainless steel sink unit, mixer tap, beko fridge/freezer, bush double oven & grill, fitted stainless steel extractor above, hotpoint washing machine, indesit dishwasher, candy dryer, part tiled walls, concealed lighting, ceramic tiled floor, recessed ceiling lights, sealed unit double glazed window.

### LIVING ROOM 16'5" × 13'10" (5m × 4.22m)

electric panel heater, wall light points, built in shelved storage cupboard, sealed unit double glazed window.

### BEDROOM 1 14'6" × 10'9" (4.42m × 3.28m)

built in double wardrobe, electric panel heater, fitted floor to ceiling sliding mirror door wardrobes.

### BEDROOM 2 16'5" × 8'10" (5m × 2.69m)

electric panel heater, sealed unit double glazed window.

### BEDROOM 3 12'8" × 7' (3.86m × 2.13m)

electric panel heater, built in wardrobe partly shelved, sealed unit double glazed window.

### BATHROOM

white suite comprising panel enclosed bath with mixer tap and shower attachment, independent Triton shower unit, glazed shower screen, obscure double glazed window, vanity unit with inset wash hand basin, mixer tap, double cupboard below, medicine cabinet, heated towel rail, part tiled walls, wall mounted dimplex electric heater, extractor fan, tiled floor, recessed ceiling lights, tall shelved storage unit.

## OUTSIDE

### STORAGE CUPBOARD

brick construction with lockable door, ideal for bike storage, situated to the rear of the property.

### COMMUNAL GARDEN

laid to lawn



## Ground Floor Flat

Approx. 962.2 sq. feet



Total area: approx. 962.2 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 electricity, water and drainage are all connected to the property.

Note 3 - Ground rent £10 pa

Note 4 - Lease 125 years from 02-02-1998

Note 5 - Maintenance - approx £200 paid quarterly

Note 6 - Mole Valley District Council - Band D

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

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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	44	
21-38	F		
1-20	G		



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