





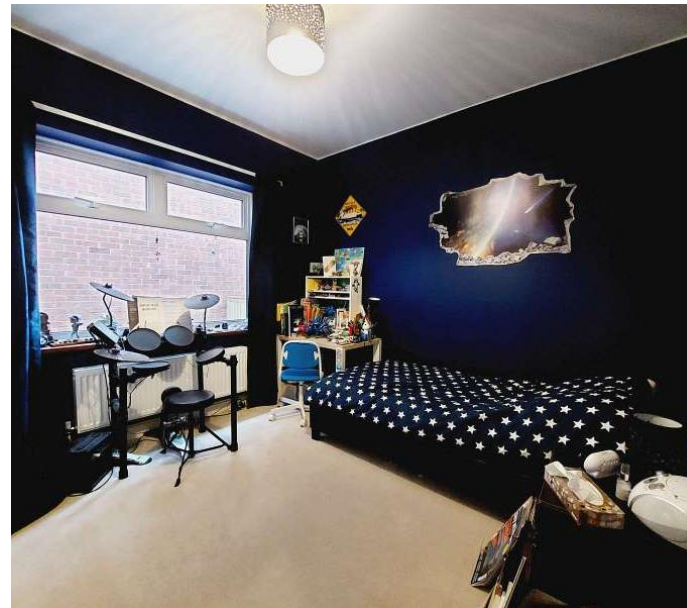
HOWARD ROAD

GREAT BOOKHAM, KT23 4PW

**A Delightful Detached Bungalow
Beautifully Presented Throughout
Within The Howard of Effingham Catchment**

**Planning Permission Granted For Extension
Entrance Hall • Inner Hall
Lounge overlooking Garden • Dining Room
Family Room/ Bedroom 4 • Cloakroom
Re-fitted Kitchen • Modern Bathroom
Three Double Bedrooms • Private Driveway
Gas Central Heating to Radiators
Double Glazed Windows & Doors
Secluded Good Size Rear Garden**

A DELIGHTFUL DETACHED BUNGALOW situated in a favoured location on the south side of the village approximately half a mile from Bookham High Street and close to miles of glorious open countryside which is accessible at the end of Crabtree Lane. The property has been tastefully modernised and is presented in excellent decorative order throughout. The accommodation is flexible and comprises three double bedrooms, re-fitted bathroom, entrance hall, inner hall, family room/bedroom 4 with utility area and cloakroom. The lounge overlooks a good size rear garden and there is a separate dining room and modern fitted kitchen, the property benefits further from gas central heating to radiators and sealed unit double glazed windows & doors. In addition there is potential to extend/enlarge the property, if desired, and planning permission has been previously granted. Outside there is a private driveway and delightful garden with summer house/games room which could be adapted to create a home office. An internal inspection is highly recommended.



GROUND FLOOR

COVER ENTRANCE PORCH

mains electric front door bell, outside cold water tap, recessed ceiling lights, multi locking front door to:

ENTRANCE HALL 11'6" × 5'3" (3.50m × 1.60m)

radiator with thermostatic control, coat hanging space, skylight, recessed ceiling lights, panelled door to:

BEDROOM 4/FAMILY ROOM WITH UTILITY AREA 14'10" × 9' (4.52m × 2.74m)
recessed ceiling lights, skylight, vinyl tile effect floor, double cupboard housing Glow worm gas fired boiler for central heating and domestic hot water, heating thermostat control. UTILITY AREA - timber work surface, plumbing and space for washing machine & space for dryer.

CLOAKROOM

white suite comprising close coupled w.c., wash hand basin, wall mounted light/shaver point. Part glazed door from entrance hall to:

INNER HALL 10'10" × 5'10" (3.30m × 1.78m)

radiator, access to insulated and partly boarded loft with light via sliding aluminium ladder, lightwood laminate flooring, built-in shelved storage/linen cupboard.

DINING ROOM 11' × 7'10" (3.35m × 2.39m)

with lightwood laminate floor, radiator with thermostatic control, skylight, recessed ceiling lights, doorway to:

LOUNGE 16'5" × 10'1" (5m × 3.07m)

a well presented double aspect room overlooking the rear garden with lightwood laminate flooring, double and single radiators, t.v. point, sliding double glazed patio doors to rear garden.

MODERN KITCHEN 11'1" × 8'9" (3.38m × 2.67m)

fitted with a range of gloss fronted cream wall and floor units with contrasting wood effect work surfaces, inset 1½ bowl single drainer sink unit with mixer tap, built in Beko double oven & grill, inset 4 ring ceramic hob, glass/stainless steel extractor hood above with recess spotlights, part tiled walls, vinyl floor, radiator with thermostatic control, recessed ceiling lights, space for dishwasher & fridge, under counter appliance space, sealed unit double glazed window overlooking rear garden, half glazed sealed unit double glazed door to side.

BEDROOM 1 16'3" × 10'9" (4.95m × 3.28m)

two leaded light sealed unit double glazed windows, two radiators with thermostatic controls, coved ceiling.

BEDROOM 2 10'10" × 10'2" (3.30m × 3.10m)

plus display recess, radiator with thermostatic control, sealed unit double glazed window, coved ceiling.

BEDROOM 3 10'11" × 9'11" (3.33m × 3.02m)

radiator with thermostatic control, sealed unit double glazed window, coved ceiling.

RE-FITTED BATHROOM

modern white suite comprising tile enclosed bath with central mixer tap and hand held shower attachment, wall mounted thermostatic shower with fixed rainfall shower, shower rail and curtain, close coupled w.c., vanity unit with porcelain wash hand basin and white marble worktop, cupboards and drawers under, part tiled walls, fitted mirror with light/shaver point above, chromium plated heated towel rail, mirror fronted medicine cabinet, recessed ceiling lights, vinyl floor, extractor fan, obscure sealed unit double glazed window.





Total area: approx. 1278.4 sq. feet

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

FRONT GARDEN

Mainly laid to lawn, partly enclosed by a picket fence and evergreens with hardsurfaced driveway giving access to the garage/storage area with secure roller door and side pedestrian access to the rear garden with gate.

REAR GARDEN

which in our opinion is a delightful feature of this property extending to approximately 75' in depth, mainly laid to formal lawn with shaped herbaceous flower borders housing numerous specimen plants and shrubs. Partly enclosed by 1.5m and 1.8m high panel fencing and mature conifers, crazy paved patio plus further paved patio to side, apple tree. Outside tap and security lighting.

SUMMER HOUSE/ GAMES ROOM 14'9" x 9'10" (4.50m x 3m)

Potential Home Office

TIMBER GARDEN SHED 8' x 6' (2.44m x 1.83m)

SECOND TIMBER GARDEN SHED 7' x 4' (2.13m x 1.22m)

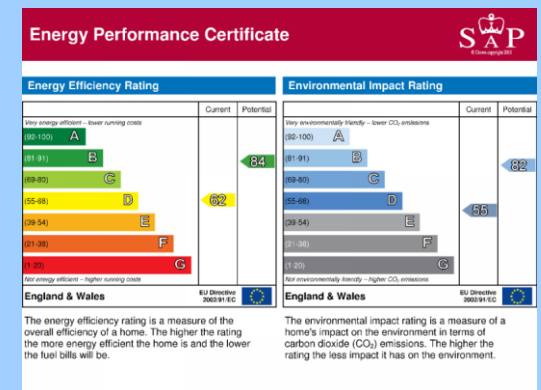
- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 3 - We understand planning permission has previously been granted to extend the property at the rear. Further details available upon request.

VIEWING STRICTLY BY APPOINTMENT ONLY

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