





LOWER ROAD

GREAT BOOKHAM, KT23 4DH

A Charming Semi Detached Character Cottage
Within Walking Distance Of Village
No Ongoing Chain • South Facing Garden

Rarely Available • Two Bedrooms
En Suite Shower Room • Main Bathroom
Sitting Room with Fireplace
Fitted Kitchen/Dining Room
Potential To Enlarge, Subject To Planning.
Landscaped South Facing Rear Garden
Sealed Unit Double Glazed Windows
Favoured Location

A CHARMING SEMI DETACHED CHARACTER COTTAGE situated in a highly convenient location within walking distance of Bookham main line station and within easy walking distance of Bookham High Street, approximately 125 metres distant. Bookham village offers a comprehensive range of local shops including two supermarkets, a health centre, several dental surgeries, Post Office, public library and village hall. Rarely available, this delightful cottage is presented in excellent decorative order and features 2 bedrooms, en suite shower room, sitting room with bay window and feature fireplace, fitted kitchen/dining room, gas central heating to radiators and sealed unit double glazed windows. Outside there is a landscaped garden which has been paved for ease of maintenance and enjoys a sunny south facing aspect. The property represents an excellent opportunity to acquire a character semi detached cottage situated in a sought after location and an early inspection is strongly advised in order to avoid disappointment.



GROUND FLOOR

ENTRANCE HALL

courtesy light, part glazed panel front door, stairs to first floor landing, opening to kitchen/dining room, door to:

SITTING ROOM 11'11" × 11'5" (3.63m × 3.48m)

into attractive bay, central feature marble fireplace with polished timber surround and mantel, fitted electric fire, fitted display shelves either side, radiator, wall light points, coved ceiling, sealed unit double glazed window.

KITCHEN/DINING ROOM 13'11" × 11'10" (4.24m × 3.61m)

fitted with a range of cream fronted wall and floor units with contrasting work surfaces, inset single drainer single bowl stainless steel sink unit with mixer tap, sealed unit double glazed window, built in Bosch stainless steel oven, inset 4 ring ceramic hob, integrated fridge/freezer, plumbing and space for washing machine, under stairs storage cupboard, recessed ceiling lights, part tiled walls, vinyl floor, radiator, concealed Worcester gas fired combination boiler for central heating and domestic hot water, stable door to garden, door to:

INNER HALL

Door to:

BATHROOM

white suite comprising panelled bath, wash hand basin, low level w.c., part tiled walls, obscure sealed unit double glazed window, two medicine cabinets, shaver point, radiator, vinyl floor.

FIRST FLOOR

FIRST FLOOR LANDING

door to:

BEDROOM 1 11'10" × 9'11" (3.61m × 3.02m)

max, front aspect, sealed unit double glazed window, radiator, coved ceiling, access to loft, built in shelved linen cupboard, built in over stairs storage cupboard, door to:

EN SUITE SHOWER ROOM

white suite comprising tiled shower cubicle, aqualisa thermostatic shower unit, glazed shower screen, wash hand basin, low level w.c., fully tiled walls, radiator, extractor fan, shaver point, obscure sealed unit double glazed window.

BEDROOM 2 11'11" × 10'10" (3.63m × 3.30m)

rear aspect, cast iron fireplace, wardrobe recess, radiator, coved ceiling, sealed unit double glazed window.

OUTSIDE

FRONT GARDEN

The front boundary is marked by a low brick wall with a variety of specimen shrubs and plants. NB If desired it may be possible create a parking space in this area, subject to the usual planning consents.

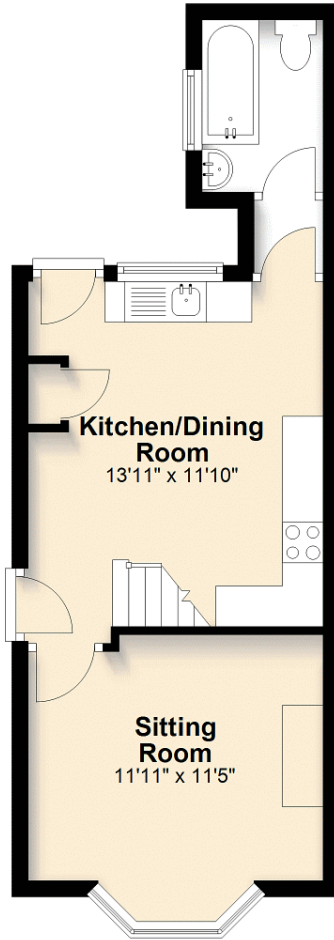
REAR GARDEN

which is a particularly attractive feature of the property, mainly paved with raised flower borders, pergola and outside cold water tap. The garden is enclosed by 1.8m high panel fencing, extends to approximately 45 ft and enjoys a delightful south facing aspect. There is a timber garden shed and space for extension, if desired, subject to the usual planning permissions.



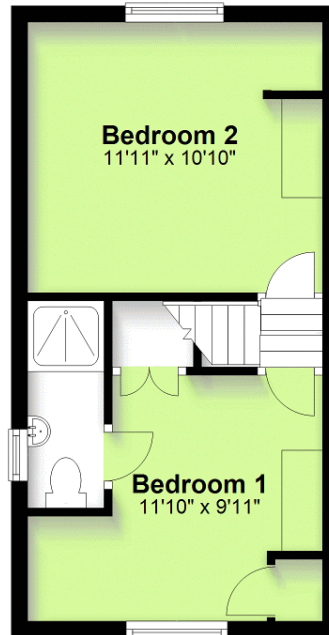
Ground Floor

Approx. 335.0 sq. feet



First Floor

Approx. 288.3 sq. feet



Total area: approx. 623.3 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, gas, water and drainage are all connected to the property.

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

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

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Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		



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