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& SHARP
FOR SALE
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& SHARP

SOLECOTE, GREAT BOOKHAM, KT23 3EQ
£949,500 FREEHOLD



SOLECOTE

GREAT BOOKHAM, KT23 3EQ

Attractive Detached Family Home
Minutes Walk Of Bookham High Street
Favoured Residential Cul De Sac
Tremendous Potential for Extension, subject to the usual planning consents
Corner Plot & South Facing Garden

No Ongoing Chain
Within Howard of Effingham School Catchment
Four Double Bedrooms All With Built In Wardrobes
Two Reception Rooms • Main Shower Room
Kitchen/Breakfast Room
Gas Central Heating
Double Garage & Parking
Additional Driveway/Space To Side
Workshop & Study
Double Glazed Windows & UPVC Bargeboards

AN ATTRACTIVE DETACHED FAMILY HOME built around 1968 and situated in a very convenient location within a few minutes walk of Bookham High Street and within the Howard of Effingham school catchment. The property occupies a superb corner position in this residential cul de sac with south facing garden and benefits from an additional driveway located behind double gates to the side of the double garage. The house offers four double bedrooms all with built-in wardrobes, 2 reception rooms, kitchen/breakfast room as well as study and workshop. There is tremendous potential, if desired, to convert the garage or extend the property either at the rear or side of the house, subject to the usual planning consents. An inspection is thoroughly recommended to appreciate this excellent family house and corner position situated in a favoured and convenient location.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, double glazed front door to;

RECEPTION HALL 16'8" × 5'10" (5.08m × 1.78m)

radiator, understairs storage cupboard.

CLOAKROOM

comprising low level w.c., wash hand basin, double glazed window.

LOUNGE 22'11" × 12'11" (6.98m × 3.94m)

a spacious dual aspect room with full length double glazed windows and door enjoying a delightful outlook over the garden, stone fireplace, gas fire (not connected), quarry tile hearth, polished timber mantel, wall light points, radiator, double glazed window.

DINING ROOM 11'10" × 10'4" (3.61m × 3.15m)

radiator, serving hatch to kitchen, full length double glazed windows and door enjoying a delightful outlook over the garden.

KITCHEN/BREAKFAST ROOM 12'2" × 11'10" (3.71m × 3.61m)

fitted with a range of fitted wall and floor units, contrasting work surfaces, inset two & half bowl single drainer stainless steel sink unit with mixer tap, Leisure cooker, dishwasher, part tiled walls, plumbing and space for washing machine, appliance space, programmer control, vinyl floor.

INNER HALL

doors front and rear, wall mounted Worcester gas fired boiler for central heating and domestic hot water, sliding door to garage, half glazed door to:

WORKSHOP 9'2" × 8'9" (2.79m × 2.67m)

double glazed window, door to:

STUDY 8'10" × 4'10" (2.69m × 1.47m)

double glazed window.

FIRST FLOOR

FIRST FLOOR LANDING

access to insulated and part boarded loft with light via sliding aluminium ladder, built in shelved storage cupboard, built in airing cupboard housing lagged hot water cylinder with immersion heater.

PRINCIPAL BEDROOM 12'11" × 11'5" (3.94m × 3.48m)

built in double wardrobe, radiator, double glazed window, rear aspect.

BEDROOM 2 11'11" × 11'5" (3.63m × 3.48m)

built in double wardrobe, radiator, double glazed window, rear aspect.

BEDROOM 3 12'11" × 9'5" (3.94m × 2.87m)

built in double wardrobe, radiator, double glazed window, front aspect.

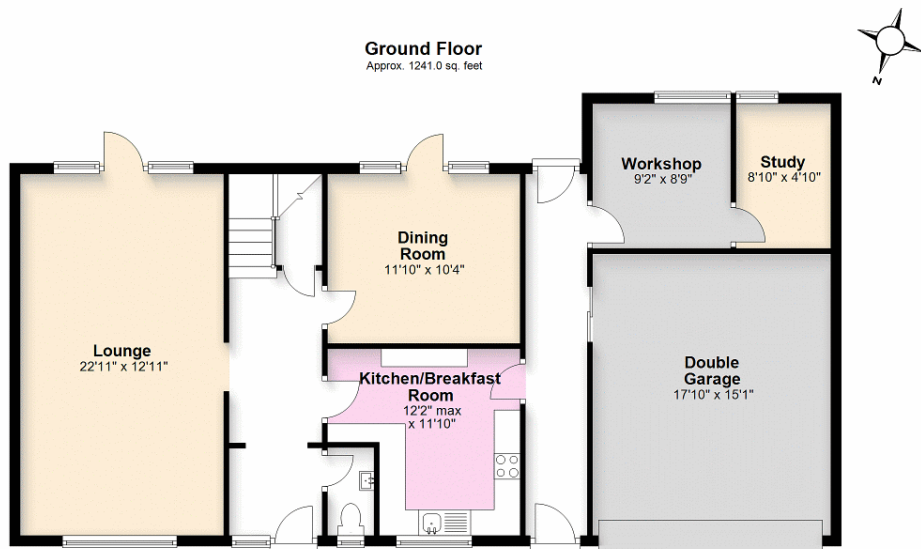
BEDROOM 4 9'5" × 8'11" (2.87m × 2.72m)

built in double wardrobe, radiator, double glazed window, front aspect.

MAIN SHOWER ROOM

comprising fully tiled shower cubicle, glazed shower screen, thermostatic shower unit, pedestal wash hand basin, low level w.c., fitted mirror and light, radiator, shaver point, double glazed window, tiled floor.





DOUBLE GARAGE 17'10" × 15'1" (5.44m × 4.60m)
with electric roller door, power and light.

DRIVEWAY

block paved driveway provides ample parking and gives access to the garage and additional parking area behind double gates.

FRONT GARDEN

laid to lawn with evergreen hedge, block paved footpath, flower border and pedestrian side gate.

ADDITIONAL DRIVEWAY

To the side of the property there is an additional parking space/hardsurfaced area approx 20ft wide or space for an extension/additional garage, subject to the usual planning consents.

REAR GARDEN

The garden is mainly laid to lawn, partly enclosed by 1.8m high panel fencing and a high brick wall with a variety of shrubs, plants and evergreens. There is a paved patio, timber summer house, aluminium framed green house and the garden enjoys a delightful south facing aspect.

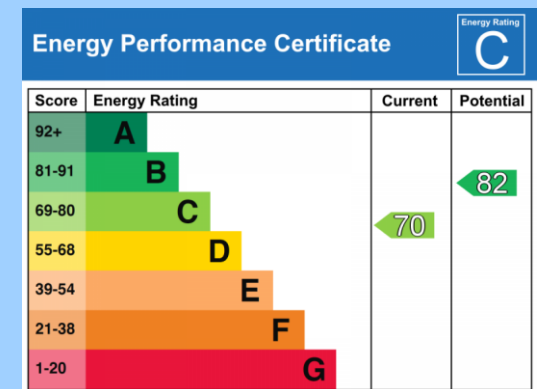
Note 1 - Please note domestic and electrical appliances have not been tested.

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

Note 3 - Council Tax Band G - Mole Valley District Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH HUGGINS EDWARDS & SHARP**

**BOOKHAM SALES OFFICE
01372 457011**



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