





# BRACKEN CLOSE

GREAT BOOKHAM, KT23 3ER

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**An Extended End Terrace House  
Cul-de-sac Location  
Close To Village & Station**

**Reception Hall • Lounge  
Excellent Kitchen/Dining Room  
Two Bedrooms • Bathroom  
Westerly Facing Rear Garden  
2 Allocated Parking Spaces  
Sealed Unit Double Glazed Windows  
Gas Central Heating To Radiators**

AN EXTENDED 2 BEDROOM END TERRACE HOUSE situated in a cul de sac within walking distance of Bookham station which provides regular services into central London (Waterloo/ Victoria) and about three quarters of a mile from Bookham high street. The village offers a comprehensive range of local shops including two supermarkets, a health centre, several dental surgeries, post office, public library and Village hall. The property has been extended on the ground floor and now provides an excellent fitted kitchen/dining room overlooking the garden, living room, principal bedroom with built in wardrobe and deep cupboard and second single bedroom. The house benefits further from gas central heating to radiators with concealed Worcester gas fired combination boiler and sealed unit double glazed windows and doors whilst outside the garden enjoys a westerly facing aspect with paved patio and there are two allocated parking spaces. The property is located just a short walk to National Trust's Bookham Common.



## GROUND FLOOR

### COVERED ENTRANCE PORCH

part glazed front door to:

### RECEPTION HALL

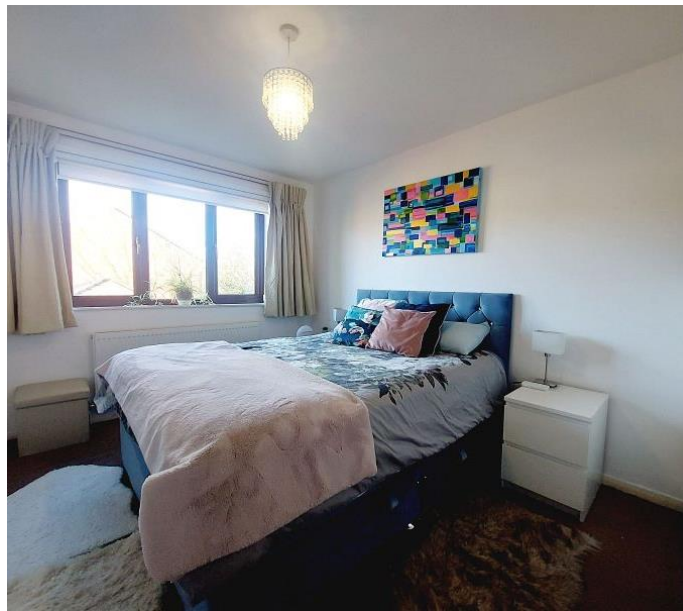
2023 consumer unit, radiator, staircase, part glazed door to:

### LOUNGE 16'4" × 12'11" (4.98m × 3.94m)

radiator, sealed unit double glazed window, heating thermostat control, fitted mirror, door to:

### KITCHEN/DINING ROOM 17'9" × 12'10" (5.41m × 3.91m)

max, fitted with an excellent range of fitted wall & floor units, contrasting work surfaces, peninsula unit, inset single drainer stainless steel sink unit with mixer tap, built in stainless steel oven, 5 ring gas hob, stainless steel extractor fan, appliance space, plumbing & space for dishwasher, concealed wall mounted Worcester combination gas fired boiler for central heating and domestic hot water, radiator, concealed lighting, plumbing & space washing machine, vinyl floor, part tiled walls, wall light points, space for table, double glazed doors and full length side windows overlooking the garden.



## FIRST FLOOR

### FIRST FLOOR LANDING

access to insulated and partly boarded loft with light via ladder.

### BEDROOM 1 12'4" × 9'6" (3.76m × 2.90m)

front aspect, radiator, built in double wardrobe and deep storage cupboard, sealed unit double glazed window.

### BEDROOM 2 9'10" × 6'1" (3m × 1.85m)

rear aspect, radiator, sealed unit double glazed window.

### BATHROOM

white suite comprising panel bath, mixer tap, wall mounted thermostatic shower unit, shower rail & curtain, low level w.c., vanity unit, inset wash hand basin, mixer tap, cupboard under, tall storage cupboard to side, fitted mirror, glazed display shelf, obscure sealed unit double glazed window, recessed ceiling lights, tiled floor, chrome towel rail.

## OUTSIDE

### 2 ALLOCATED PARKING SPACES

One allocated parking space situated to the front and one at the rear.

### FRONT GARDEN

mainly laid to lawn.

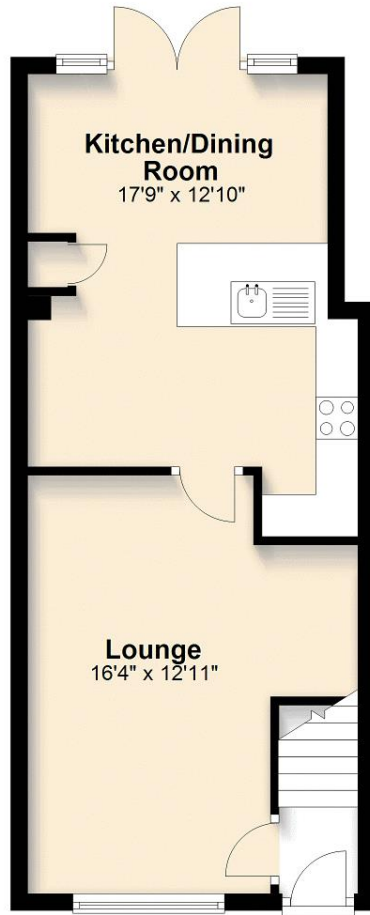
### REAR GARDEN

mainly laid to lawn with paved patio, Acer / Sycamore tree, side gate, timber garden shed and enclosed by close boarded 1.8m high fencing on all sides. The garden is an attractive feature and enjoys a delightful westerly facing aspect.



**Ground Floor**

Approx. 401.6 sq. feet



**First Floor**

Approx. 292.7 sq. feet



Total area: approx. 694.3 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 gas, electricity, water and drainage are all connected to the property.

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

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

**BOOKHAM SALES OFFICE**

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**Energy Performance Certificate**



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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