



HE HUGGINS
EDWARDS
& SHARP

**SOUTH END, GREAT BOOKHAM, KT23 4SQ
£525,000 FREEHOLD**



SOUTH END

GREAT BOOKHAM, KT23 4SQ

**An Older Style Semi-Detached House
Ideally Located Close to Village and
Local Schools
Generous Size Rear Garden**

**Three Bedrooms • Study
Family Bathroom with Shower • Cloakroom
Entrance Hall
Spacious Open Plan Lounge/Dining/Kitchen
Driveway
Gas Central Heating to Radiators
Double Glazed Sealed Unit Windows
South Westerly Facing Rear Garden**



The property is AN OLDER STYLE SEMI DETACHED HOUSE situated about a third of a mile from Bookham Village, which offers a comprehensive range of local shops together with main line station providing regular service into Central London (Waterloo/Victoria). The accommodation comprises 3 bedrooms, first floor bathroom, entrance hall, cloakroom, study and open plan kitchen/dining/living room overlooking the garden. The house benefits from sealed unit double glazed windows, gas central heating to radiators and outside the garden is a generous size and enjoys a delightful south westerly facing aspect.

GROUND FLOOR

RECEPTION HALL

double glazed front door, radiator, laminate flooring, under stairs storage cupboard, stairs to first floor, door to:

CLOAKROOM

white suite comprising low level w.c., vanity unit, wash hand basin, fully tiled walls, tiled floor, obscure double glazed window.

STUDY 6'5" × 5'8" (1.96m × 1.73m)

double glazed window, radiator

LOUNGE/DINING ROOM 23'11" × 20' (7.29m × 6.10m)

max, overall, a lovely open plan double aspect through room which links with the kitchen and is the heart of the home with open fireplace, double radiator, lightwood laminate flooring, double glazed doors opening to garden, wide opening to:

FITTED KITCHEN 12'4" × 8'3" (3.76m × 2.51m)

fitted with a range of shaker style grey fronted wall and floor units, contrasting work surfaces, inset single drainer stainless steel sink unit, mixer tap, gas cooker point, plumbing and space for washing machine, integrated dishwasher, integrated fridge/freezer, part tiled walls, recessed ceiling lights, built in storage cupboard with water supply & electric, combination gas fired boiler for central heating and domestic hot water, double glazed window & door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

access to loft, air circulation unit.

BEDROOM 1 14'3" × 8'9" (4.34m × 2.67m)

plus fitted wall to wall wardrobes, radiator, access to eaves storage, sealed unit double glazed window, rear aspect.

BEDROOM 2 11'8" × 10'4" (3.56m × 3.15m)

radiator, sealed unit double glazed window, front aspect.

BEDROOM 3 8'2" × 7'10" (2.49m × 2.39m)

radiator, sealed unit double glazed window, rear aspect.

FAMILY BATHROOM

white suite comprising panelled bath, mixer tap and shower attachment, vanity unit, wash hand basin, mixer tap, drawers under, separate shower tray with wall mounted thermostatic shower unit, fixed rainfall shower & hand held shower, recessed display shelf, glazed shower screen, extractor fan, fully tiled walls, obscure double glazed window, tiled floor, circular mirror with light.



OUTSIDE

FRONT GARDEN

mainly laid to lawn with driveway providing off street parking, pedestrian gate provides access to the rear garden. Brick built store, outside cold water tap.

LARGE REAR GARDEN

mainly laid to lawn with hard surface patio, extending to approximately 72 ft in depth enclosed by close boarded panel fencing with mature evergreens, trees providing seclusion and enjoying a delightful south westerly facing garden.

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

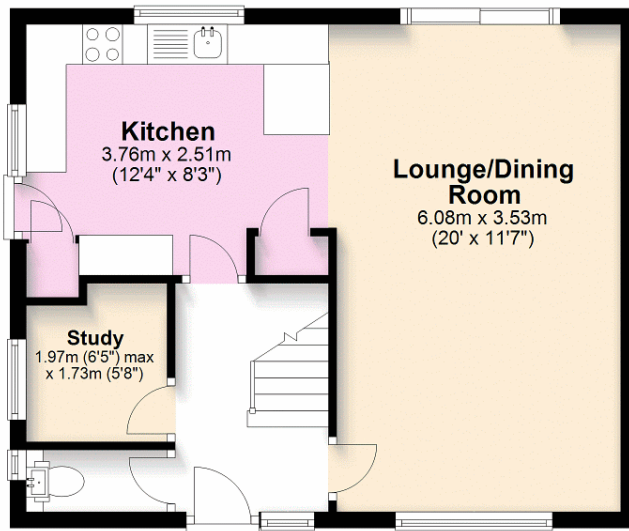
11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

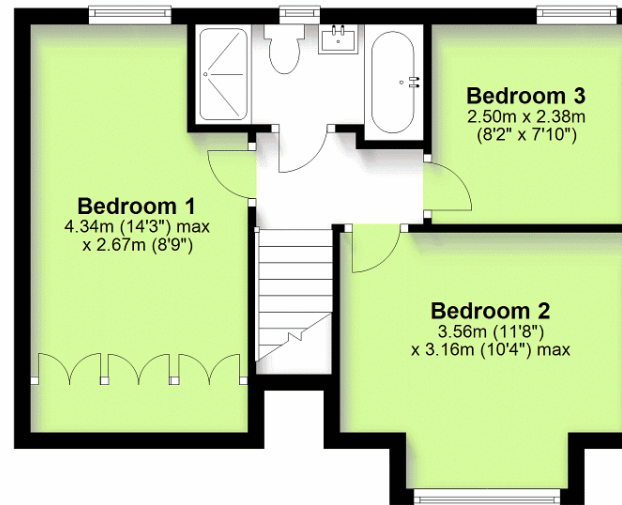
Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 83.1 sq. metres (894.1 sq. feet)

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

HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

Energy Performance Certificate

Energy Rating
D

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		



www.hugginsedwards.co.uk

