





DORKING ROAD

GREAT BOOKHAM, KT23 4PB

**An Attractive Semi Detached House
Close To National Trust Countryside
Within The Howard of Effingham Catchment
Walking Distance of Bookham High Street**

**Garage • Corner Plot
Under Floor Heating • 4 Bedrooms
2 En Suite Shower Rooms
Family Bathroom • Entrance Hall
Cloakroom • Luxury Kitchen/Dining Room
Lounge
Sealed Unit Double Glazed Windows
Enclosed Garden**

An attractive modern semi detached house situated on the south side of the village in an established residential area close to miles of glorious open countryside and within walking distance of the High Street which offers a comprehensive range of local shops. The house is situated on corner plot with attached garage to the side and features 4 bedrooms, two with en suite shower rooms in addition to the family bathroom. On the ground floor is a luxury kitchen/dining room with integrated appliances and granite worksurfaces which opens into a spacious living room with French doors opening into the garden. Outside there is an enclosed garden with timber deck, pergola and paved patio and the current owners have erected a fence and utilised a large paved area to the side of the house as a paved sun terrace ideal for barbecues, alfresco dining and summer entertaining. An inspection is highly recommended.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed front door to:

RECEPTION HALL

recess ceiling lights, light grey timber effect flooring, under floor heating, heating thermostat control, built in coats cupboard.

CLOAKROOM

white suite comprising low level w.c. with concealed cistern, pedestal wash hand basin, mixer tap, half tiled walls, obscure sealed unit double glazed window, recessed ceiling lights, tiled floor.

KITCHEN/DINING ROOM 20'7" × 9'3" (6.27m × 2.82m)

Fitted with an excellent & comprehensive range of modern wooden fronted wall and floor units with stainless steel bar handles and complimented by contrasting granite work surfaces, underslung one and half bowl stainless steel sink unit, mixer tap, built in eye level Bosch double oven/grill, inset 5 ring gas hob, stainless steel extractor fan/hood above, under counter lights, deep pan drawers, integrated fridge/freezer, integrated dishwasher & washing machine, granite upstand & window cill, recessed ceiling lights, sealed unit double glazed window, ceramic tiled floor, under flooring heating, dining area with part double glazed door to outside, ceramic tiled floor, sealed unit double glazed window, double doors opening up to:

LOUNGE 16'11" × 15'5" (5.16m × 4.70m)

max, attractive central stone fireplace with gas coal effect fire, recessed ceiling lights, under floor heating, light grey timber effect flooring, built in storage cupboard, sealed unit double glazed window & double doors opening to garden.



FIRST FLOOR

FIRST FLOOR LANDING

recessed ceiling lights, light grey timber effect flooring, built in airing cupboard housing hot water cylinder.

PRINCIPAL BEDROOM 13'3" × 10'3" (4.04m × 3.12m)

plus 2 double built in wardrobes, rear aspect, sealed unit double glazed window, under floor heating, light grey timber effect flooring, door to:

EN-SUITE SHOWER ROOM

white suite comprising fully tiled shower cubicle, thermostatic shower unit, glazed sliding door, low level w.c., pedestal wash hand basin, mixer tap, part tiled walls, chrome heated towel rail, ceramic tiled floor, shaver point, fitted mirror fronted medicine cabinet, recessed ceiling lights, obscure sealed unit double glazed window.

BEDROOM 3 16'2" × 9'4" (4.93m × 2.85m)

max, double aspect, double wardrobe, deep rectangular bay window, under floor heating, sealed unit double glazed window.

BEDROOM 4 9'8" × 7'2" (2.95m × 2.18m)

underfloor heating, front aspect, sealed unit double glazed window.

FAMILY BATHROOM

white 4 piece suite comprising tiled enclosed bath, central mixer tap, shower attachment, low level w.c., separate fully tiled shower cubicle, thermostatic shower unit, glazed shower door, pedestal wash hand basin, mixer tap, shaver point, chrome heated towel rail, recessed ceiling lights, ceramic tiled floor, obscure sealed unit double glazed window, extractor fan.



SECOND FLOOR

SECOND FLOOR LANDING

roof light window, recessed ceiling lights, built in wardrobe, door to:

BEDROOM 2 15'3" × 10'1" (4.65m × 3.07m)

max, radiator, sealed unit double glazed window, eaves storage cupboard, light grey timber effect flooring, recessed ceiling lights, door to:

EN-SUITE SHOWER ROOM

white suite comprising fully tiled shower cubicle, thermostatic shower unit, glazed sliding door, low level w.c., pedestal wash hand basin, mixer tap, tiled splashback, shaver point, vinyl floor, recessed ceiling light, light grey timber effect flooring, skylight window.



Ground Floor

Approx. 70.2 sq. metres (755.7 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



Second Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Total area: approx. 151.0 sq. metres (1625.4 sq. feet)

OUTSIDE

ATTACHED GARAGE 17'1" x 10' (5.21m x 3.05m)

max, brick construction with pitch tiled roof, electric up and over door, light and power, personnel side door, useful fitted wall and floor units, appliance space, worktop.

FRONT GARDEN

situated on a corner plot, there is gravel driveway allowing ample parking in front of a 1.8m high panel fence and pedestrian gate. The pedestrian gate enables access to the garage and a paved area which is approximately 24 ft long x 18 ft wide. Currently this is utilised as a large patio area but if the fence was removed it could be used as a driveway to access the garage.

REAR GARDEN

The garden is laid to lawn with timber deck and is partly enclosed by 1.8m high panel fencing, at the end of the garden is a paved patio and timber pergola.

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 - 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

Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



www.hugginsedwards.co.uk

