



HE HUGGINS
EDWARDS
& SHARP

EAST STREET, GREAT BOOKHAM, KT23 4QU
£412,500 FREEHOLD



EAST STREET

GREAT BOOKHAM, KT23 4QU

A Charming Semi Detached Character Cottage

Within Walking Distance Of Village

No Ongoing Chain

South Westerly Facing Garden

Rarely Available • Two Double Bedrooms

First Floor Bathroom

First Floor Cloakroom

Sitting/Dining Room with Fireplace

Kitchen/Breakfast Room

Secluded Garden with Summerhouse

Sealed Unit Double Glazed Windows

Gas Central Heating to Radiators



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. 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 features 2 double bedrooms, first floor bathroom, first floor cloakroom, sitting/dining room with fireplace and kitchen with breakfast area overlooking the garden. The property benefits further from gas central heating to radiators and sealed unit double glazed windows whilst outside the garden is secluded and enjoys a delightful south westerly facing aspect with timber summer house.

GROUND FLOOR

ENTRANCE HALL

courtesy light, double glazed front door, coat hanging space, double storage cupboard, door to:

SITTING/DINING ROOM 20'4" × 12' (6.20m × 3.66m)

open fireplace with timber mantel, electric woodburning stove, display shelves either side, radiator, sealed unit double glazed sash window, dining area, radiator, stairs to first floor landing, glazed door to garden, door to:

KITCHEN/BREAKFAST ROOM 15'8" × 7'1" (4.77m × 2.16m)

fitted with a range of cream fronted wall and floor units with matching work surfaces, inset one half bowl single drainer sink unit with mixer tap, built in electric oven, inset 4 ring gas hob, concealed extractor above, glazed fronted wall units, free standing Haden fridge/freezer, Bosch washing machine, Hotpoint slimline dishwasher, part tiled walls, vinyl floor, sealed unit double glazed window, recessed ceiling lights, archway to breakfast area, space for table, radiator, double glazed door to side, wall mounted Worcester gas fired boiler for central heating and domestic hot water, programmer control, double glazed French doors opening into garden.



FIRST FLOOR

FIRST FLOOR LANDING

wall light point, built in airing cupboard housing lagged hot water cylinder, slatted shelves, door to:

BEDROOM 1 9'11" × 9'10" (3.02m × 3m)

2 double built in wardrobes, storage cupboards between, radiator, sealed unit double glazed sash window, wall light point.

BEDROOM 2 9'4" × 7'1" (2.85m × 2.16m)

plus deep recess, double aspect, radiator, sealed unit double glazed windows.

CLOAKROOM

white comprising wash hand basin, tiled shelve to side, low level w.c., medicine cabinet, sealed unit double glazed window.

BATHROOM

white suite comprising panelled bath, thermostatic shower unit, glazed shower screen, wash hand basin set into tiled top, double cupboard under, tall built in storage cupboard to side, low level w.c., part tiled walls, radiator, sealed unit double glazed window, access to loft, circular mirror.

OUTSIDE

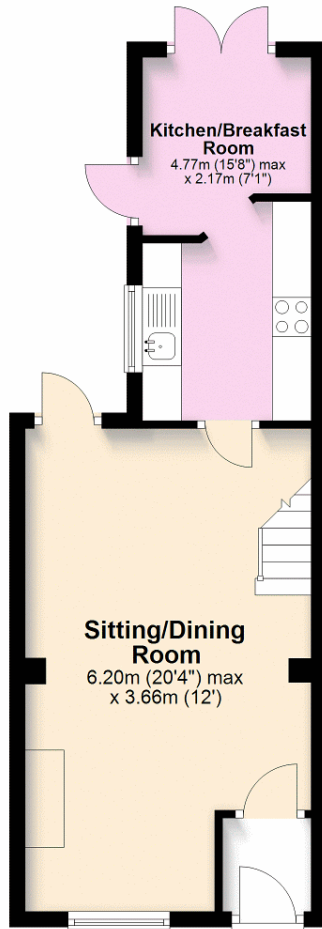
REAR GARDEN

which enjoys a delightful secluded south westerly facing aspect and extends to approximately 48 ft. The garden is partly enclosed by panel fencing with paved patio, courtesy light, numerous shrubs, plants and evergreens with paved area leading to a timber summer house with electric.



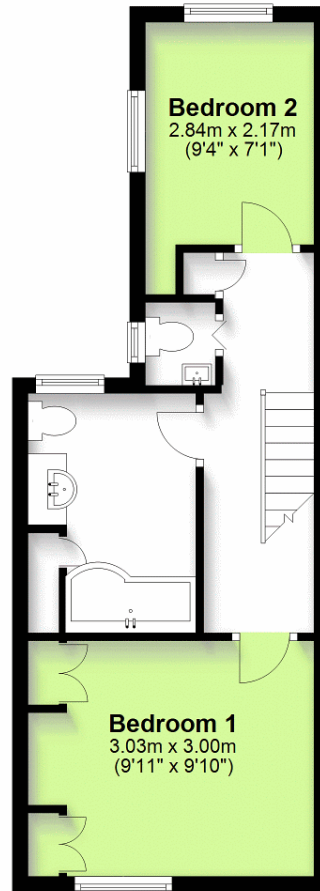
Ground Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 66.4 sq. metres (715.1 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 | | Energy Rating | |
|--------------------------------|---------------|---------------|-----------|
| Score | Energy Rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 87 |
| 69-80 | C | | |
| 55-68 | D | 60 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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