





BLACKTHORNE ROAD

GREAT BOOKHAM, KT23 4BN

An Attractive Older Style Semi Detached House

Potential for Extension subject to planning

Sought After Location Close To Open Countryside

Immediate Vacant Possession

Excellent Rear Garden Extending to 215 ft

Three Bedrooms • Sitting Room

Dining Room • Kitchen

Gas Central Heating to Radiators

Garage • Private Driveway

The Howard of Effingham School Catchment



Situated in a favoured location on the south side of the village approximately half a mile from Bookham High Street and close to miles of glorious open countryside which is accessible at the end of nearby Downs Road. AN ATTRACTIVE OLDER STYLE SEMI DETACHED HOUSE which occupies an excellent position with large south easterly facing rear garden and offering tremendous potential for extension/enlargement, subject to the usual planning consents.

GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed front door to:

ENTRANCE HALL

radiator, under stairs storage cupboard partly shelved, gas and electric meter, consumer unit, heating thermostat, door to:

SITTING ROOM 14'8" × 10'9" (4.47m × 3.28m)

into rectangular bay, sealed unit double glazed window, double radiator, tiled fireplace and picture rail.

DINING ROOM 13'1" × 10'9" (3.99m × 3.28m)

double radiator, picture rail, tiled fireplace, double glazed french doors to garden and double glazed side windows.

KITCHEN 9'10" × 6' (3m × 1.83m)

Comprising double drainer stainless steel sink unit, cupboards under, plumbing and space for washing machine, appliance space, gas cooker point, wall cupboards, fitted shelves, shelved larder cupboard, wall mount Vaillant gas fired boiler for central heating and domestic hot water, part tiled walls, sealed unit double glazed window and door to side.

FIRST FLOOR

FIRST FLOOR LANDING

access to loft, picture rail, sealed unit double glazed window.

BEDROOM 1 12'9" × 10'9" (3.89m × 3.28m)

front aspect, sealed unit double glazed window, double radiator, picture rail, fitted shelves.

BEDROOM 2 13'1" × 9'6" (3.99m × 2.90m)

rear aspect, sealed unit double glazed window, double radiator, picture rail, built in double wardrobe with sliding doors, double cupboard above, built in airing cupboard housing lagged hot water cylinder with immersion heater, programmer control, shelved cupboard to side.

BEDROOM 3 9'8" × 6' (2.95m × 1.83m)

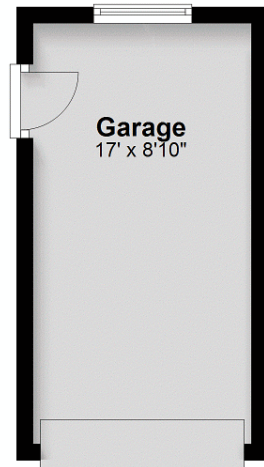
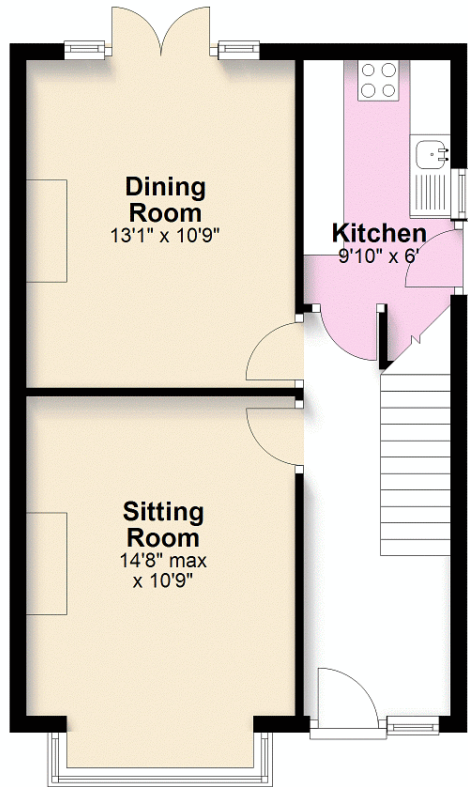
rear aspect, sealed unit double glazed window, radiator, picture rail, fitted shelves.

BATHROOM

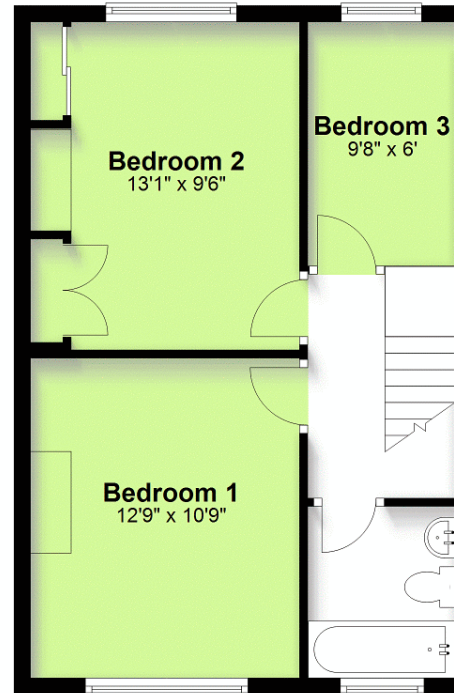
white suite comprising panel bath with mixer tap, low level w.c., vanity unit with inset wash hand basin, mirror door medicine cupboard, obscure sealed unit double glazed window, double radiator, wall mounted electric heater, part tiled walls, vinyl floor.



Ground Floor
Approx. 603.4 sq. feet



First Floor
Approx. 452.8 sq. feet



Total area: approx. 1056.2 sq. feet

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

OUTSIDE

GARAGE 17' x 8'10" (5.18m x 2.69m)
electric roller door, light and power, personnel door to side.

FRONT GARDEN

The front garden is mainly laid to lawn enclosed by a mature hedge and conifer hedge, long hard surfaced driveway provides ample parking and access to the garage. Pedestrian footpath leads down the side of the house with brick log store and gives access to the rear garden.

REAR GARDEN

The rear garden is an excellent size extending to approximately 215 ft and enjoys a delightful south easterly facing aspect. The garden is mainly laid to lawn with flower borders and mature shrubs & plants, partly enclosed by 1.8m high panel fencing

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**

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Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		



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