



HE HUGGINS
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EASTWICK PARK AVENUE, GREAT BOOKHAM, KT23 3NH
£525,000 FREEHOLD



EASTWICK PARK AVENUE

GREAT BOOKHAM, KT23 3NH

**An Attractive Semi Detached Bungalow
Situated Close to Eastwick Schools
Favoured & Popular Location**

**Space for Extension, Subject To Planning Permission
2 Double Bedrooms • Modern Shower Room
Separate W.C. • Entrance Hall • Kitchen
Driveway • Garage • Lounge/Dining Room
Sealed Unit Double Glazed Windows
UPVC Soffits & Barge Boards
Gas Central Heating to Radiators
South Westerly Facing Rear Garden**

AN ATTRACTIVE SEMI DETACHED BUNGALOW situated in a highly convenient and favoured location within walking distance of Bookham village, approximately one mile distant, and close to Eastwick Infant & Junior schools. The property offers 2 double bedrooms, modern shower room, separate w.c., kitchen and lounge/dining room which has been extended and enjoys an open aspect overlooking the garden. There is still further potential to extend/enlarge, if desired, subject to the usual planning consents. Outside the property benefits from sealed unit double glazed windows, UPVC soffits and barge boards, private driveway, garage, paved patio and south westerly facing rear garden. An early inspection is highly recommended to avoid disappointment and further details with approximate room sizes is as follows.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, quarry tiled step, part glazed panel front door to:

ENTRANCE HALL

built in storage cupboard, radiator, access to loft via sliding ladder, partly boarded with light, gas fired combination boiler for central heating and domestic hot water.

LOUNGE/DINING ROOM 25'9" × 10'11" (7.85m × 3.33m)

max, feature fireplace with polished wood mantel and surround, fitted electric fire, two radiators, serving hatch, sealed unit double glazed windows, dining area, double glazed sliding patio doors to garden.

KITCHEN 11'11" × 10'10" (3.63m × 3.30m)

max, into door recess, fitted with a range of wall & floor units, contrasting work surfaces, inset single bowl single drainer stainless steel sink unit, mixer tap, built in Moffat stainless steel electric oven, inset 4 ring stainless steel gas hob, stainless steel chimney style extractor hood above, Hotpoint washing machine, appliance space, vinyl floor, radiator, sealed unit double glazed window, double glazed door to outside.

BEDROOM 1 12'3" × 10'11" (3.73m × 3.33m)

radiator, sealed unit double glazed window.

BEDROOM 2 10'11" × 9'2" (3.33m × 2.79m)

radiator, sealed unit double glazed window.

MODERN SHOWER ROOM

modern white suite comprising wide shower cubicle, glazed shower screen, thermostatic shower unit, fully tiled walls, pedestal wash hand basin, radiator, vinyl floor, heated towel rail, obscure sealed unit double glazed window, part tiled walls.

SEPARATE W.C.

modern white suite comprising low level w.c., corner wash hand basin, vinyl floor, radiator, obscure sealed unit double glazed window.

OUTSIDE

GARAGE 18'10" × 9'9" (5.74m × 2.97m)

light and power, personal door to side.

FRONT GARDEN

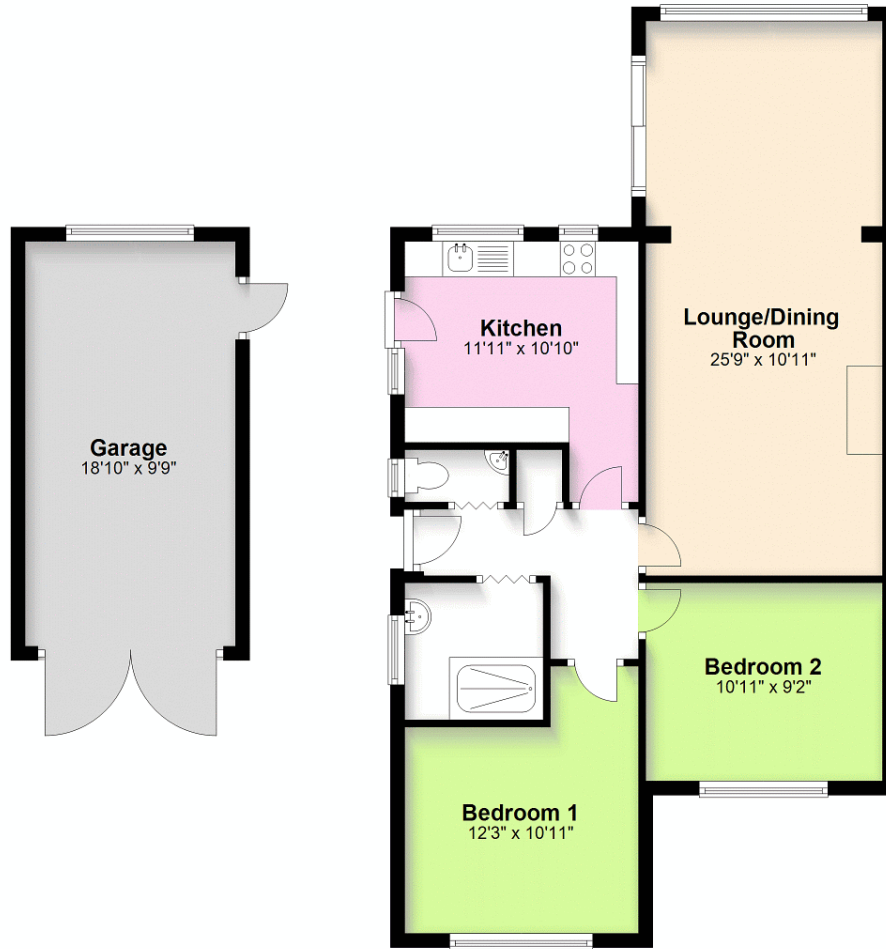
mainly laid to lawn with low retaining wall marking the front boundary, driveway extends down the side of the property, providing ample parking and gives access to the garage. Pedestrian side gate leads to the rear garden.

REAR GARDEN

mainly laid to lawn extending to approximately 42ft deep, partly enclosed by panel fencing. Greenhouse, timber shed and paved patio. The garden enjoys a delightful south westerly facing aspect.



Ground Floor
Approx. 925.2 sq. feet



Total area: approx. 925.2 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 E - Mole Valley District Council.

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

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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		



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