





BRODERICK GROVE

GREAT BOOKHAM, KT23 4LS

**A Character Semi Detached House
Within Walking Distance Of Village
Potential For Extension, subject to
planning**

Garden to Side & Rear

- Corner Position • Three Bedrooms**
- Main Bathroom • Shower Room/Cloakroom**
- Entrance Hall**
- Sitting Room with Fireplace**
- Fitted Kitchen/Dining Room**
- Summerhouse/Home Office**
- Gas Central Heating**
- Sealed Unit Double Glazed Windows**
- Garden To Rear & Side**



A SEMI DETACHED CHARACTER HOUSE situated on a corner plot in a convenient location within walking distance of Bookham High Street and within The Howard of Effingham school catchment. The village offers an excellent selection of local schools and shops including two supermarkets, a health centre, Post Office, public library and village hall. The accommodation is presented in excellent decorative order benefitting from gas central heating to radiators, double glazed windows and outside the house enjoys a south west facing rear garden as well as garden to the side offering space for extension, subject to the usual planning consents. An early inspection is strongly recommended in order to avoid disappointment.

GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed panel front door to:

ENTRANCE HALL

radiator, exposed timber floor, two under stairs storage cupboards, door to:

SHOWER ROOM

white suite comprising corner shower cubicle, thermostatic shower unit, glazed shower door, vanity unit, wash hand basin, mixer tap, cupboard under, low level w.c., heated towel rail, extractor fan, recessed ceiling lights, part panelled walls, obscure sealed unit double glazed window.

LIVING ROOM 14'1" × 10'5" (4.29m × 3.17m)

double aspect, attached central brick fireplace, painted timber mantel, brick hearth, fitted storage cupboard, coved ceiling, sealed unit double glazed window, radiator, exposed timber floor, tall shelved fitted storage cupboard, door to:

KITCHEN/DINING ROOM 15'3" × 8'2" (4.65m × 2.49m)

fitted with a range of cream fronted wall and floor units with contrasting timber work surfaces, inset single drainer single bowl sink unit with mixer tap, sealed unit double glazed window, built in stainless steel oven, inset stainless steel gas hob, chimney extractor hood above, part tiled walls, plumbing and space for washing machine, appliance spaces, concealed gas fired combination boiler for central heating and domestic hot water, recessed ceiling lights, exposed timber floor, fitted corner seat, space for table, half glazed door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

radiator, sealed unit double glazed window, recessed ceiling lights, access to partly boarded loft via sliding ladder.

BEDROOM 1 10'4" × 7'10" (3.15m × 2.39m)

plus 2 double built in wardrobes, radiator, rear aspect, sealed unit double glazed window.

BEDROOM 2 12'7" × 8'2" (3.84m × 2.49m)

restrictive ceiling height at one end, built in storage cupboard, rear aspect, radiator, sealed unit double glazed window, high level storage space.

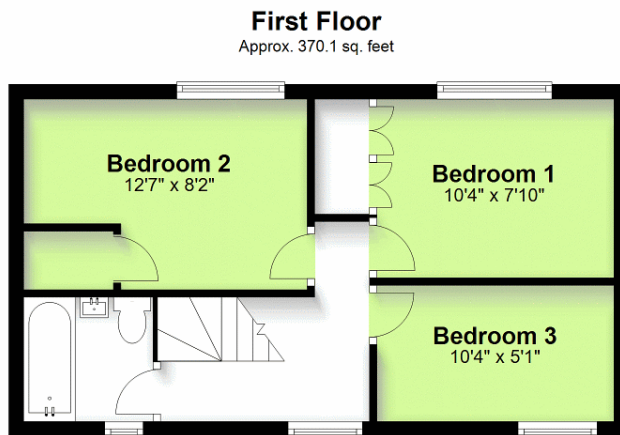
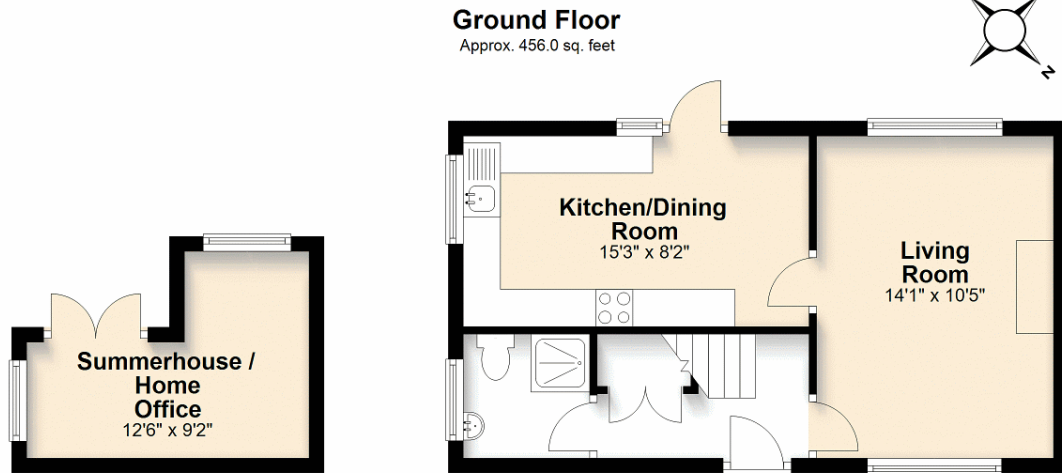
BEDROOM 3 10'4" × 5'11" (3.15m × 1.80m)

radiator, sealed unit double glazed window, front aspect.

BATHROOM

white suite comprising panelled bath, mixer tap, shower attachment, part tiled walls, vanity unit, wash hand basin, cupboard under, low level w.c., heated towel rail, recessed ceiling lights.





Total area: approx. 826.2 sq. feet

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

OUTSIDE

FRONT GARDEN

Hard surfaced driveway, paved footpath and panelled fence either side.

REAR GARDEN

mainly laid to lawn enjoying a west facing aspect, enclosed by 1.8m close boarded panelled fencing, courtesy light, and paved footpath leads to a second area of garden to the side which is also laid to lawn. Timber deck with built in seating, outside cold water tap, security light, outside electric points and pedestrian side gate. The side garden enjoys a delightful south facing aspect and is enclosed by 1.8m panel fencing and mature evergreen hedge. There is a timber summerhouse/ home office and space for extension, if desired, subject to the usual planning permissions.

TIMBER SUMMERHOUSE/ HOME OFFICE 12'6" x 9'2" (3.81m x 2.79m) light & power.

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

BOOKHAM SALES OFFICE

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Score	Energy Rating	Current	Potential
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81-91	B		86
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		



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