



Old Forge Close, Lower Road, Leatherhead

The **PERSONAL** Agent

Prices From £699,950

Freehold

- New homes in the heart of the village
- Moments from Bookham High Street
- 10 year new build warranty
- Selection of two & three bedrooms houses
- Modern shaker style kitchens
- Beautiful, tasteful bathrooms
- Private gardens with terraces
- Two allocated parking spaces & EV chargers
- Wonderful high ceilings & stylish touches
- Excellent transport links, by rail & road



Nestled within this small, select cul de sac that enjoys such a fantastic location, just a few hundred metres from Bookham High Street, at the very heart of this sought after Village, The Personal Agent are proud to present this attractive collection of brand new homes.

With incredible attention to detail and a beautiful heritage style and feel throughout, this fine property successfully encapsulates a modern turn key lifestyle that you would expect with a new home alongside a rare character feel.

Having been created to encompass a traditional design along with comfortable accommodation and a truly practical position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house as well as the added benefit of a secluded rear garden, two allocated parking spaces per property and shared EV charging points.

No 3 Old Forge Close is listed at a guide price of £715,000 and has a huge amount of curb appeal with its dappled red brick and pretty tiled hung frontage. The carefully thought out design has resulted in generous room sizes, characterful roof lines in all bedrooms and accommodation that flows perfectly.

The beautiful front door and covered porch immediately set the tone and create a welcoming first impression alongside the entrance hallway with its stylish herringbone flooring that flows throughout. The double aspect living room is a generous size and truly practical shape, whilst the stunning kitchen/dining room provides a beautiful entertaining space that links directly to the gardens via its French doors, giving it an incredible feel.

On the first floor of this home are three well balanced bedrooms with high ceilings, characterful roof lines, a stylish ensuite shower room and the beautiful main bathroom that really steals the show with its high quality fittings, whilst from a practical sense the accommodation is completed by the

downstairs cloakroom.

This charming development enjoys such a fantastic location, just moments from the historic High Street where you'll find a great selection of amenities. Also within walking distance is Bookham Railway Station, offering swift and easy access to central London. The M25, and both Heathrow and Gatwick International airports are close by.

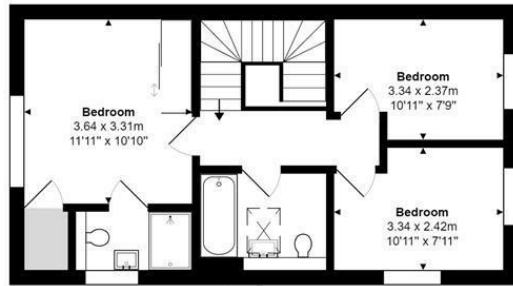
For those who enjoy an outdoor lifestyle, or simply want to enjoy fresh air, then Bookham Common is a must with its majestic oak woods, and tranquil ponds. There is an excellent range of private and state schools in the area, including St Teresa's, Cranmore School, Howard of Effingham, The Raleigh, to name a few.

Call to view.

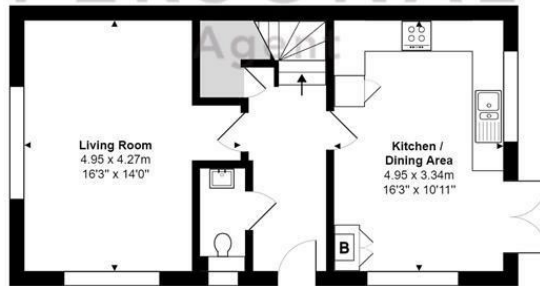
Tenure - Freehold
Council tax band - E







First Floor



Ground Floor



Old Forge Close, Great Bookham
 Total Area: 93.7 m² 1008 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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The
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE

141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT

163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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