



1 Butterfield Court Townshott Close, Great Bookham, Leatherhead,  
KT23 4DQ

£1,025 PCM





- AVAILABLE 29TH APRIL
- SPACIOUS GROUND FLOOR APARTMENT
- GOOD SIZE LOUNGE
- MODERN BATHROOM WITH WHITE SUITE
- PLEASANT COMMUNAL GARDENS
- UNFURNISHED
- MODERN FITTED KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM WITH BUILT IN DOUBLE WARDROBES
- NEUTRAL THROUGHOUT
- PARKING SPACE

## Description

Communal front door leading to hallway. Own front door with large storage cupboard and airing cupboard.

**KITCHEN:** Fully fitted with a range of light oak wall and base units with laminate worktop over and splashbacks. Appliances include electric oven and hob, Hotpoint dishwasher, Zanussi washing machine, Icking fridge/freezer and extractor.

**LOUNGE/DINING ROOM:** A double aspect room with windows overlooking the rear garden, opening into the kitchen.

### BEDROOM

With double fitted wardrobe, window to side aspect.

**BATHROOM:** White suite comprising low level wc, wash hand basin inset in vanity unit, panelled bath with main operated shower over, heated towel rail, vanity cupboard and extractor fan.

**OUTSIDE:** Outside there are nicely kept communal grounds, mainly laid to lawn at the rear with seating areas and rotary washing lines. At the front there is one allocated parking space and ample visitor's parking.

## Situation

Situated within a very short walk from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery. Bookham train station is a short walk, providing services to London and Guildford.

The National Trust owned Bookham Common and Polesden Lacey are both a short walk away for country pursuits offering easy access to Ranmore Common and Norbury Park, the gateway to the Surrey Hills.

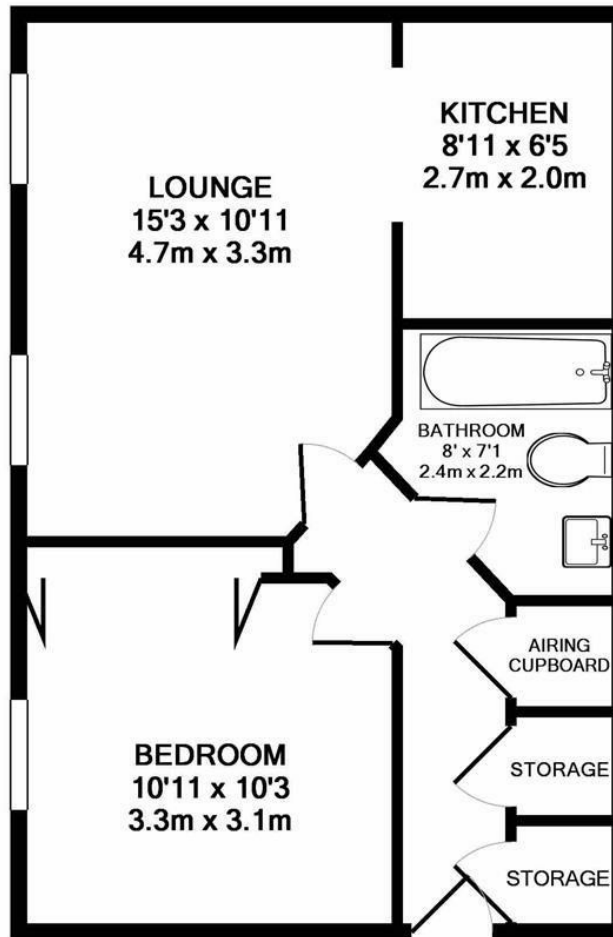
**EPC**

C

**Council Tax Band**

C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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