



18 Bookham Grove, Great Bookham, Surrey, KT23 4NS

Asking Price £375,000



- TWO BEDROOM MEWS STYLE
- SITTING/ DINING ROOM
- REDECORATED & RECARPETED
- WALK TO LOCAL SHOPS & AMENITIES
- LONG LEASE
- NO ONWARD CHAIN-VACANT POSSESSION
- PRINCIPAL BEDROOM WITH EN-SUITE
- PRIVATE COURTYARD GARDEN
- EASY ACCESS FOR POLESDEN LACEY
- OWN GARAGE IN BLOCK

Description

Two bedroom house a short walk from Bookham's shops and amenities. The property has recently been recarpeted and redecorated throughout, benefits from its own private courtyard garden that overlooks scenic grounds, a garage nearby and is offered with NO ONWARD CHAIN.

The front door opens onto the entrance hall with a downstairs cloakroom off and storage cupboard, The Kitchen off the hallway features plenty of worktops for preparation, floor and wall mounted cupboards for storage and space for freestanding appliances which include an electric cooker, washing machine and upright fridge freezer.

The sitting room to the rear overlooks the courtyard garden and leaves plenty of room for comfortable seating along with a space for a table and chairs. A staircase leads to the landing with access to the roof space. The principal bedroom features an en-suite shower room, and built-in cupboards. A good size second bedroom is served by a family bathroom.

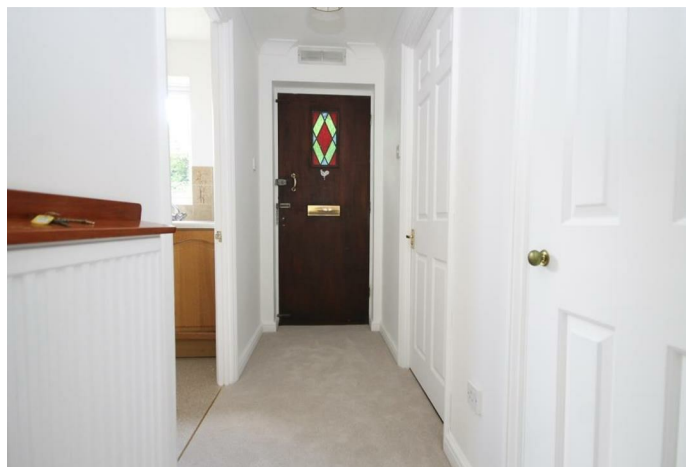
Outside the property benefits from its own courtyard garden that enjoys a sunny westerly aspect with direct access to the stunning communal grounds. The property also benefits from its own garage located in a block nearby.

Situation

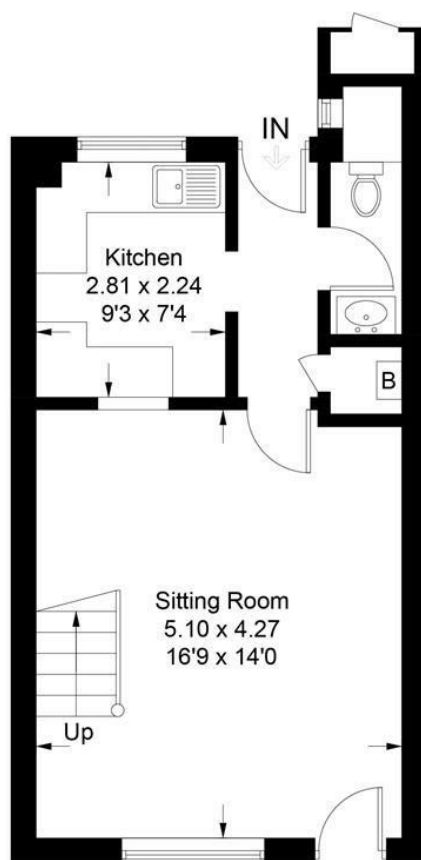
Ideally located just minutes walk from the local shops and Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

Bookham station is just over a mile away and offers frequent rail services to London/Guildford/Leatherhead. There is also convenient access to the A3, Junction 9 of the M25 and it is almost equidistant between Heathrow and Gatwick International Airports.

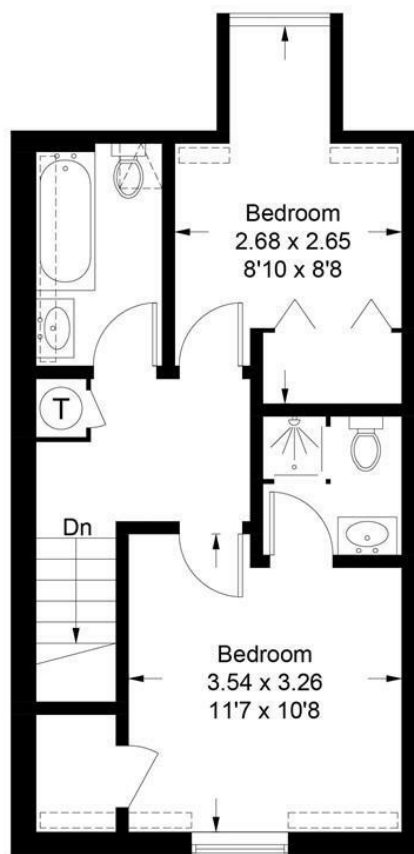
Tenure	Leasehold
Lease	999 years from 1985
Service Charge	£1524.80 per annum
Ground Rent	£10 per annum
Ground Rent Review	£10 increase every 33 years
EPC	C
Council Tax Band	E
Other	There is also a Quinquennial Charge (additional charge every 5 years – an amount seen as necessary to over costs at the time) 1st April 2022 – £4,250 (PAID)



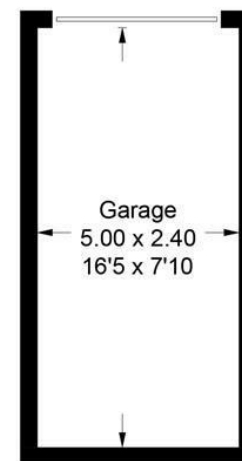
Approximate Gross Internal Area = 73.2 sq m / 788 sq ft
 Garage / Store = 12.5 sq m / 134 sq ft
 Total = 85.7 sq m / 922 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID869852)
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