



**patrick  
gardner**  
RESIDENTIAL

Plot 6, Old Forge Close 242 Lower Road, Great Bookham, KT23 4DE

Prices From £699,950



- THREE BEDROOM HOUSE
- CONTEMPORARY KITCHEN UNITS
- ALLOCATED PARKING FOR TWO CARS
- BOOKHAM TRAIN STATION NEARBY
- WALKING DISTANCE TO AMENITIES
- TWO STYLISH BATHROOMS
- VILLAGE SETTING
- ELECTRIC VEHICLE CHARGING PORT
- EASY ACCESS TO M25 & A3
- 10 YEAR BUILDZONE WARRANTY

## Description

No.6 is a delightful three bedroom, two bathroom property in the desirable Nuro Homes development, Old Forge Close. Located in Bookham, Surrey, this mid-terrace house spans two floors and includes two parking spaces and a fully inclusive high specification.

Enjoy the benefits of a private terrace, garden, EV charging point, and superfast broadband. Plus, it comes with a 10 Year Build Warranty.

Experience sophisticated living with beautiful countryside on your doorstep and the convenience of historic Bookham village within walking distance.

Visit our show home on Saturdays, 10am - 4pm or CALL US to view TODAY

\*Images taken from the three bedroom show home at Old Forge Close.

## Situation

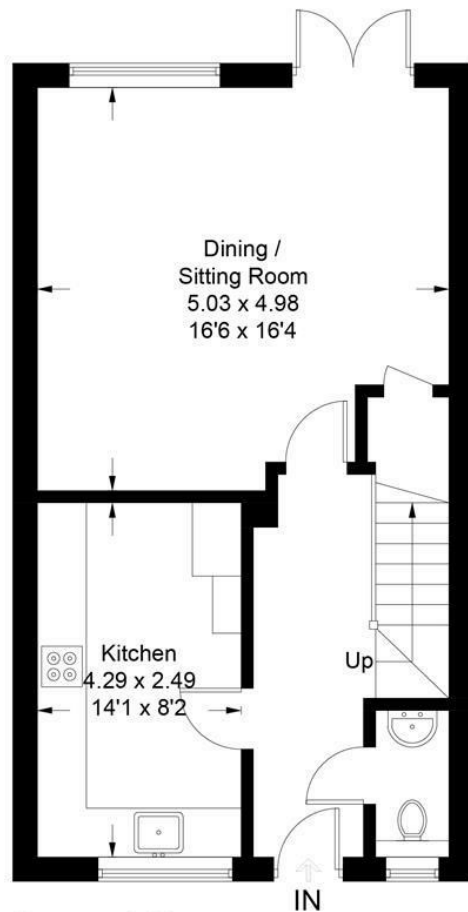
This charming development enjoys a fantastic location, just moments from the historic High Street where you'll find a great selection of amenities. Also within walking distance is Bookham Railway Station, offering swift and easy access to central London. The M25, and both Heathrow and Gatwick International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

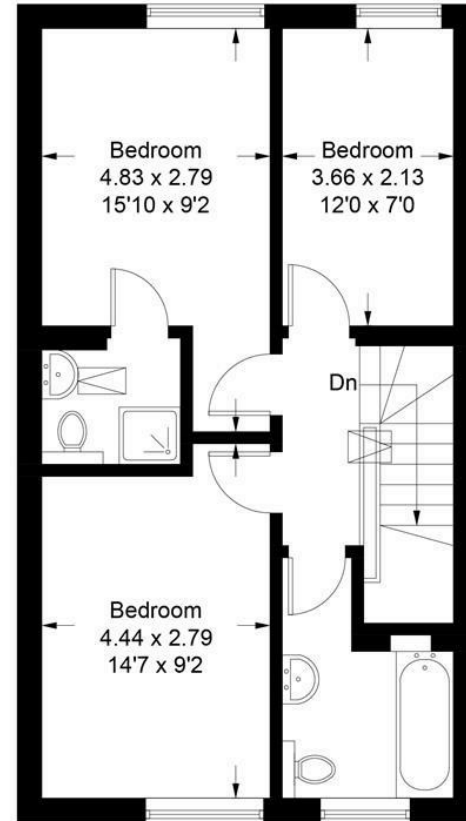
<b>Tenure</b>	Freehold
<b>EPC</b>	New Build
<b>Council Tax Band</b>	E



Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft



**Ground Floor**



**First Floor**

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. (ID1028088)

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