



2 Flint Cottages Leatherhead Road, Great Bookham, Surrey, KT23  
4SX

Asking Price £439,950





- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE/DINING ROOM
- UPSTAIRS BATHROOM & W.C
- WALK TO LOCAL SHOPS NEARBY
- CLOSE TO NORBURY PARK
- IN NEED OF COMPLETE MODERNISATION
- FITTED KITCHEN
- FRONT & REAR GARDENS
- CONVENIENT FOR LOCAL SCHOOLS
- EASY REACH OF AMENITIES

## Description

A three bedroom semi-detached home conveniently located for local village shops, schools and amenities nearby. Now in need of complete modernisation the property offers plenty of scope for improvement to one's own specification.

The front door opens onto an entrance hall with an under stairs cupboard with a part glazed door through to a lounge/dining room with space for a table and chairs and a seating area in front of sliding patio doors to the garden. The kitchen offers worktops , floor and wall mounted cupboards, space for freestanding appliances and a door to a lean to and garden.

On the first floor there are three good size bedrooms and a family bathroom and w.c.

Outside the property is approached by a pedestrian gate and pathway to the front door. Side access leads onto the rear garden, laid to lawn.



## Situation

The property is situated within walking distance of Bookham shops and amenities which includes a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

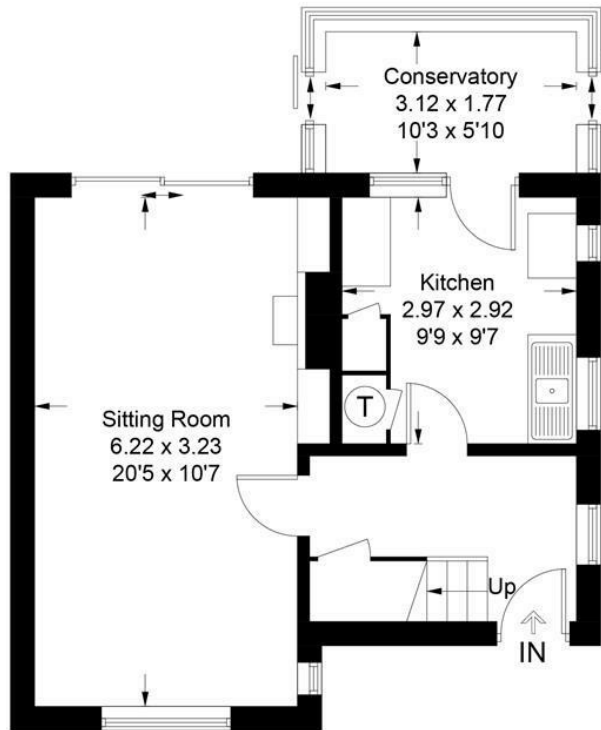
The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Norbury park is within short walking distance with Polesden Lacey also easily accessible. Within the locality there are a number of excellent local schools both private and state funded including Polesden Lacey School, The Great Bookham School and The Eastwick Schools to name but a few.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London Waterloo, Victoria and London Bridge with Guildford in the opposite direction from Bookham Station.

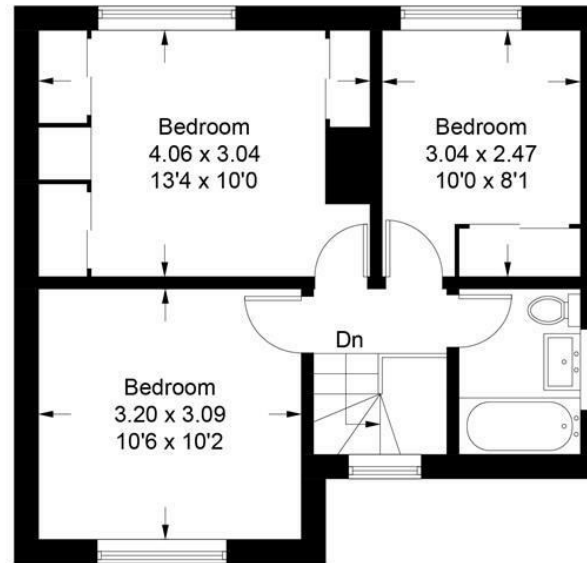
<b>Tenure</b>	Freehold
<b>EPC</b>	F
<b>Council Tax Band</b>	D
<b>Lease</b>	Add text here
<b>Service Charge</b>	Add text here
<b>Ground Rent</b>	Add text here



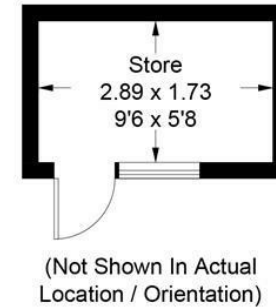
Approximate Gross Internal Area = 84.2 sq m / 906 sq ft  
Store = 5.1 sq m / 55 sq ft  
Total = 89.3 sq m / 961 sq ft



**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. (ID1114428)

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