



56 Edenside Road, Great Bookham, Surrey, KT23 3JD

Asking Price £254,950



- WELL PRESENTED FIRST FLOOR FLAT
- MODERN KITCHEN
- PRIVATE AND SECURE BRICK BUILT STORE
- EASY ACCESS TO BOOKHAM COMMON
- 0.7 MILES TO BOOKHAM HIGH STREET
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- GOOD SIZED LIVING DINING ROOM
- COMMUNAL GARDENS
- 0.5 MILES TO BOOKHAM STATION
- NO ONWARD CHAIN

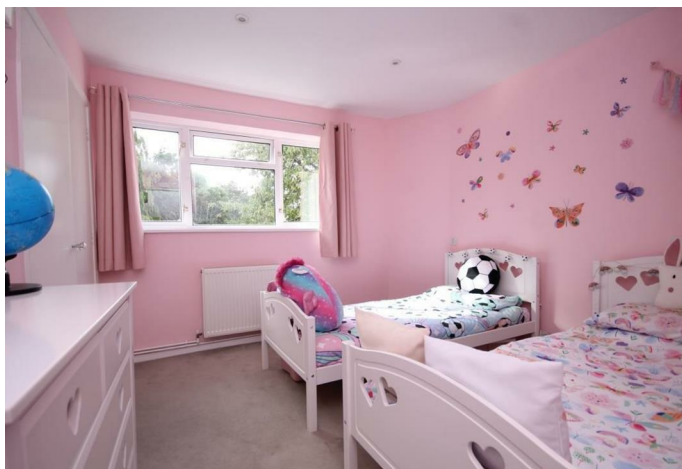
## Description

This first floor flat boasts a well-presented interior, is situated within easy reach of Bookham Common and is offered to the market with no onward chain.

As you step inside, you'll be greeted by a spacious layout that is perfect for both relaxing and entertaining. There are two double bedrooms, both with built in wardrobes, and a generous sized living / dining room. The property offers plenty of storage, ensuring that you can keep your belongings neatly organized and out of sight. There is a modern kitchen and a contemporary bathroom, adding a touch of luxury to your daily routine.

Outside there is a private brick built store, communal gardens and ample on street parking.

Conveniently situated within easy access of Bookham Station, this property is ideal for those who require transportation links for their daily commute or leisurely travels. Whether you're a first-time buyer, a young professional, or looking to downsize, this property is a fantastic opportunity.



## Situation

Conveniently located for the station and common and within a mile of the village centre which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The area is well catered for highly regarded local schools and including the Howard of Effingham.

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/ Guildford/ Leatherhead are available from Bookham Station.

## Tenure

Leasehold

## EPC

D

## Council Tax Band

C

## Lease

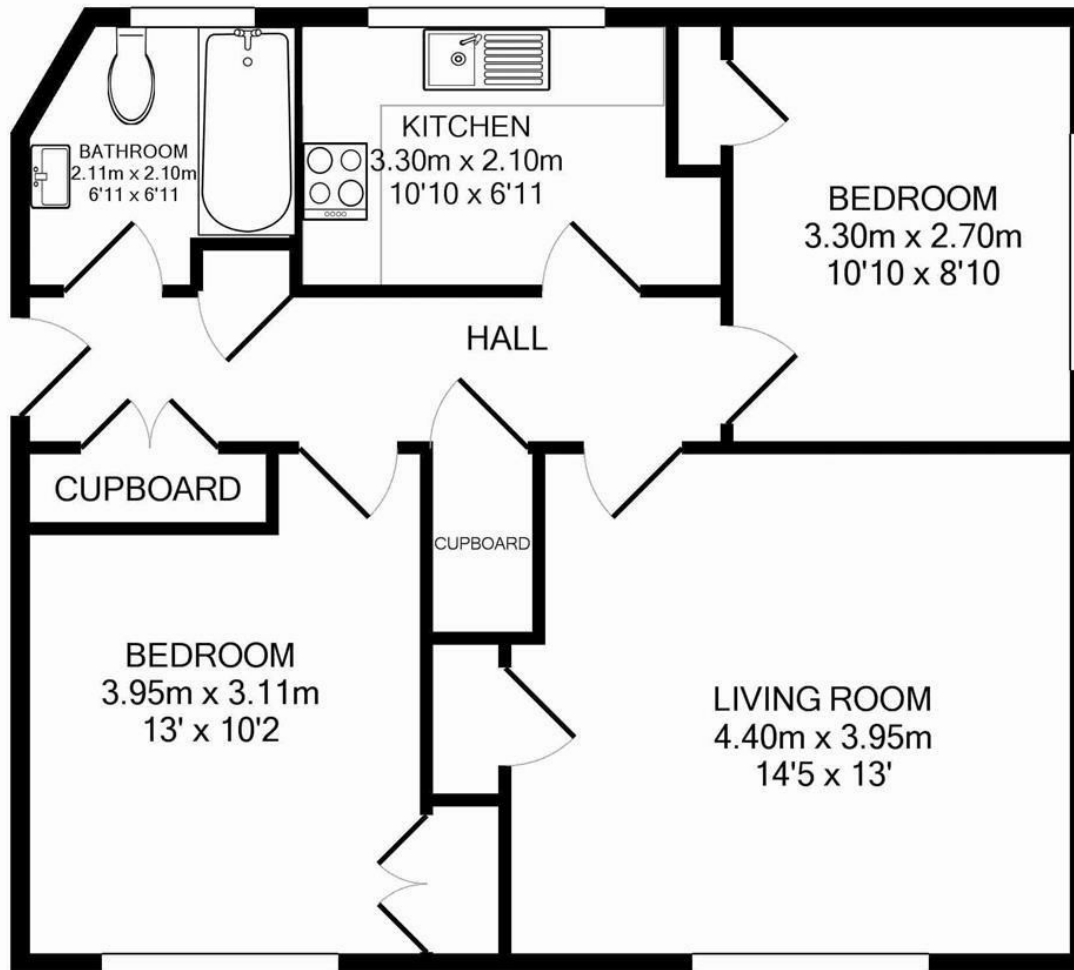
125 years from 16.04.1990 (91 years remaining)

## Service Charge

Approx £1,200 per annum

## Ground Rent

£10 per annum



Total Approx. Floor Area 58.6 Sq.M. (630 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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