



43 Bracken Close, Leatherhead, KT23 3ER
Guide price £575,000



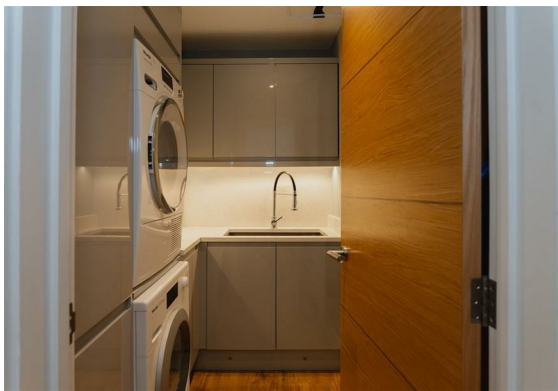
A larger than average semi-detached family home due to some well thought out rear and side extensions, located in a quiet residential cul de sac in leafy Bookham, Surrey.

A beautifully presented ground floor layout includes an entrance hallway, living room with under stair storage, a flexible inner hallway which could function as a home PC work station, must have separate utility room, an immaculate and fully equipped open plan kitchen/dining room with direct access to and overlooking the rear garden, a downstairs toilet and a further room, currently used for additional storage but could also be used as a treatment room for example, as it has it's own independent front door which leads to the front of the dwelling.

The first floor landing gives way to four good size bedrooms, with fitted wardrobes to the principle and all serviced by a lavish family bathroom. There is also handy access to a boarded loft space for all your additional storage needs.

To the rear there is a deliberately designed low maintenance landscaped rear garden with paved patio area, an all weather lawn, rear access via a secure gate and a fantastic outbuilding with power and light, currently subdivided into a work from home office space and storage room. To the front there is a driveway with off street parking.

Bracken Close is located approximately 10 minutes walk from Bookham Mainline Station, approximately 15 minutes walk from Bookham Common and a comfortable walk from the charming local village, where all your day to day needs





can be met. Junction 9 of the M25 is also a short car journey away and the area is renowned for having some very sought after schools.





Bracken Close, Great Bookham, Leatherhead
 Total Area: 103.2 m² ... 1111 ft² (excluding office, store)
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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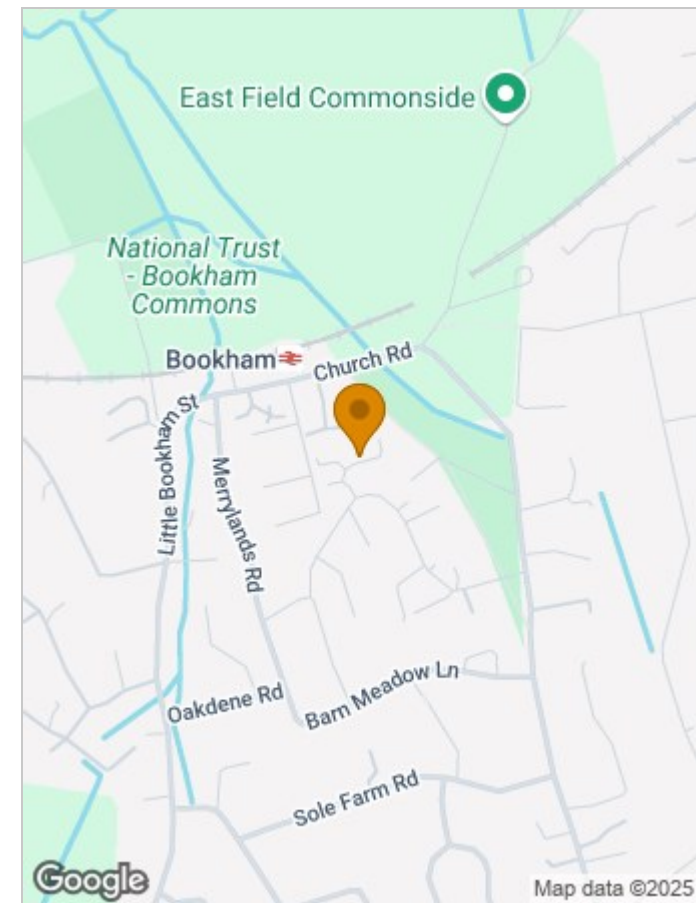
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Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Tel: 01372 303703

Email: guide@markcoysh.co.uk