



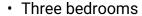
INDEPENDENT PROPERTY AGENTS

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Lower Shott, Bookham, KT23

Guide Price £700,000

▶3 **►**1 **►**3



Immaculately presented

Open plan kitchen/dining

 Large south east facing garden with detached office cabin

Driveway

Wood burner

· Walking distance to Bookham high street Excellent schools nearbye

 Previous planning permission
 Easy access to A3/M25/ granted for a separate dwelling on the plot

A246 and mainline train stations





This beautifully updated three-bedroom semi-detached home is within walking distance of Bookham village, offering modern living, a spacious rear garden, and great transport links. The ground floor features a bright lounge with a wood burner, a home office, a downstairs W.C., and an open-plan kitchen/ dining room with patio doors to the garden. Upstairs are three bedrooms and a modern family bathroom. The property benefits from a large paved driveway and generous side space, which previously had planning permission for a separate dwelling, offering potential for expansion or development (STPP).

The rear garden includes a spacious lawn, patio area, detached home office, and a brick-built shed. Bookham Village provides shops, pubs, a library, and medical services, with countryside, Polesden Lacy, and Hatchlands Park nearby. The A3, M25, and Bookham Station with links to London and Guildford are easily accessible.





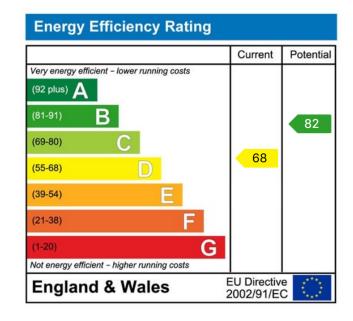














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