



Elmswood, Bookham, KT23

Guide Price £295,000

 2  1  1

- Garden flat
- Residents parking
- Modern kitchen
- Landscaped garden with patio, shed and flowerbeds
- Moments from Bookham train station
- Two double bedrooms
- Large living room
- Bright and spacious
- Close to good schools
- Easy access to Bookham village



This well-presented ground floor two-bedroom garden flat offers spacious and versatile living, ideally located close to Bookham Village and the station perfect for commuters and easy access to local amenities.

The accommodation includes a welcoming reception hall with storage, a generous living room with sliding doors opening onto a private, southerly-facing garden, and a modern fitted kitchen with integrated appliances. There are two good-sized bedrooms, one with built-in storage and a stylish, contemporary bathroom.

The property benefits from excellent transport links into London via Bookham Station and is within easy reach of the village's shops, cafes, and restaurants. An ideal purchase for first-time buyers, downsizers, or investors seeking a convenient and desirable location.





Elmswood, Great Bookham, KT23

Approximate Gross Internal Area = 59.7 sq m / 642.3 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196098)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	