



**IMMACULATE 2 BEDROOM SEMI  
CONSERVATORY EXTENSION  
DOUBLE GLAZED WINDOWS**

**GAS CENTRAL HEATING  
UPSTAIRS FAMILY BATHROOM  
OWN DRIVE TO ATTACHED GARAGE**

**Christies Residential are pleased to offer for sale this immaculate 2 bedroom semi detached house with conservatory extension. Situated in a Cul-De-Sac within walking distance of Bookham Station, the property benefits from: double glazing with fitted blinds, gas central heating, entrance hall, lounge open to fitted kitchen/dining room, double glazed conservatory, upstairs family bathroom, own driveway to attached garage and 60' rear garden. NB There is also lapsed planning for a single storage extension in place.**

**Bracken Close, Bookham, Surrey,  
KT23 3ER**

**£409,000**



**Gas Central Heating**  
Added when the property was purchased

**Enclosed Porch**  
Via double glazed door.

**Entrance Hall**  
Ceramic tiled floor

**Lounge**  
13.5" X 9.8" (4.11m X 2.99m)  
Double glazed window. Large under stairs storage cupboards. open to:

**Fitted Kitchen/Dining Room**  
13" X 8.3" (3.96m X 2.53m)  
Double glazed windows and French doors to conservatory. Space for dining room table & chairs. Fitted kitchen area with range of modern wall & base units. Inset sink. Built in electric oven & induction hob with extractor over. Integrated fridge/freezer. freestanding dishwasher. Grey laminate flooring.

**Conservatory**  
11.8" X 11.2" (3.6m X 3.41m) Double glazed with glass roof. Space & plumbing for washing machine. Space for tumble dryer.

**First Floor Landing** With access to loft containing Combi boiler.

**Bedroom 1**  
13.1" X 9.7" (3.99m X 2.96m)  
Double glazed window. Double & single fitted wardrobes.

**Bedroom 2**  
9.11" X 7.1" (2.78m X 2.16m)  
Double glazed window over looking rear garden.

**Family Bathroom**  
Obscure double glazed windows. Matching white suite comprising: panel enclosed bath with wall mounted electric shower & screen, vanity unit with wash hand basin & low level WC.

**Front Garden**

**Own Driveway** With off street parking for one car.

**Attached Garage** 17.5" X 8.3" (5.33m X 2.53m) Pitched roof. Up & over door. Personal door to garden. Power & light.

**Rear Garden** 60" (18.29m) Approx Mainly laid to lawn with wood panel fencing. Patio area to rear.

**NB:** There is lapsed planning for a single storey extension MO/2019/2251

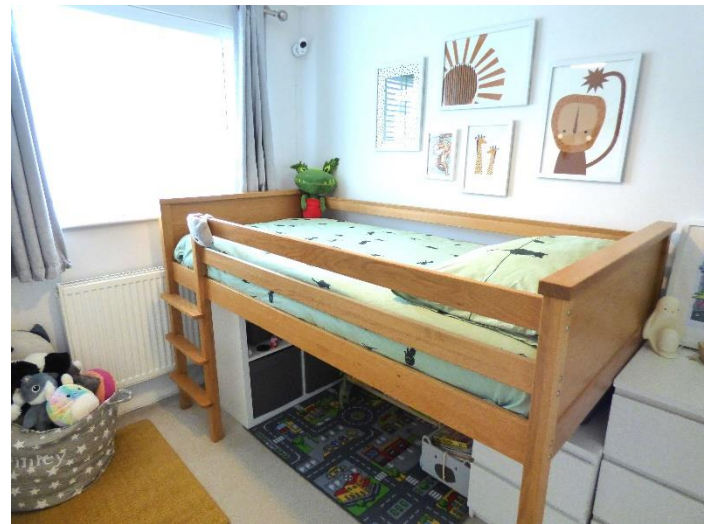
**LOCAL AUTHORITY**  
Mole Valley District Council

**COUNCIL TAX**  
Tax Band D

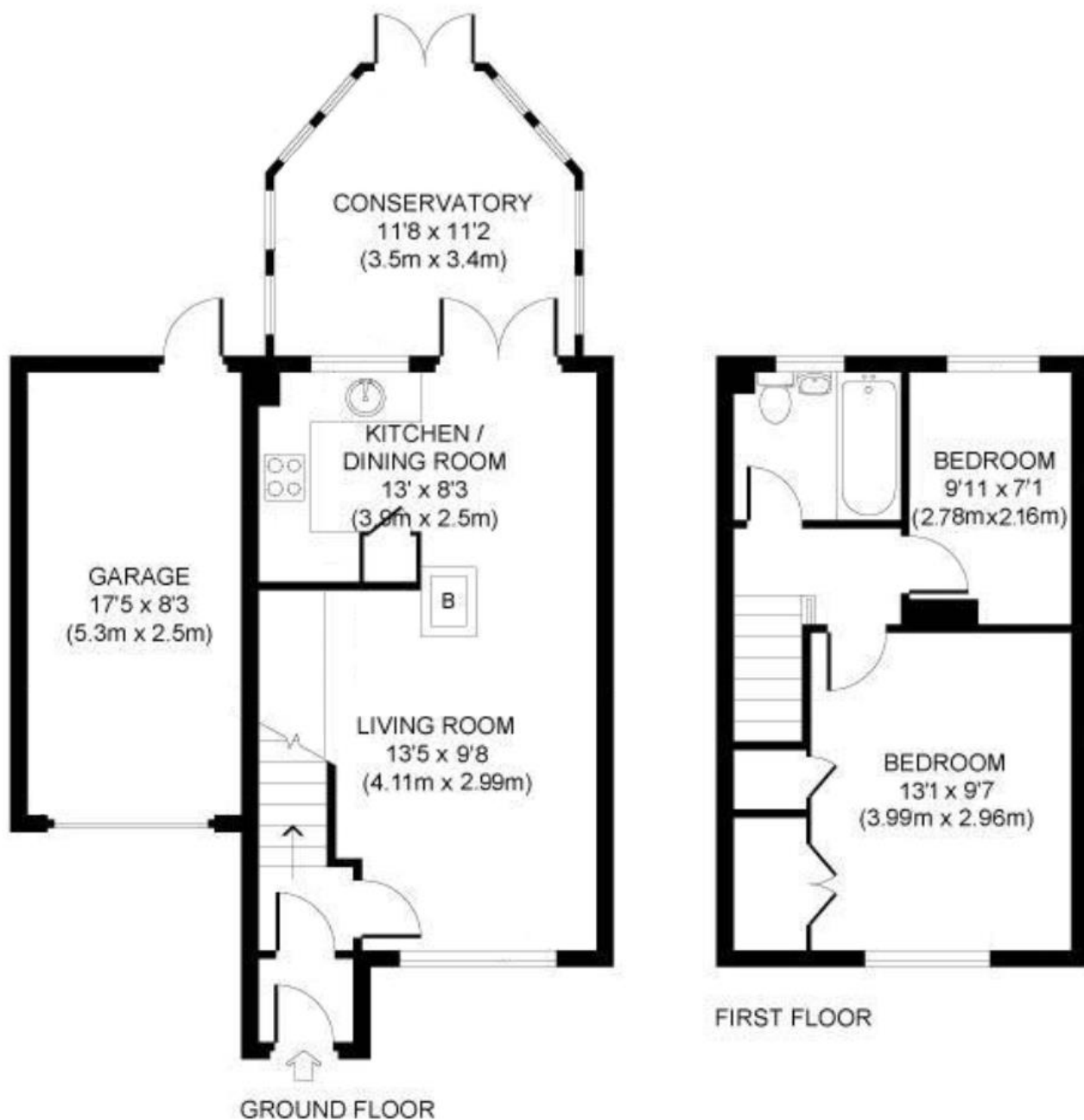
**TENURE**  
Freehold







	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(56-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



#### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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