



2 DOUBLE BEDROOMS

BATHROOM & EN-SUITE SHOWER ROOM

23' SITTING ROOM

SHARE OF FREEHOLD

RESERVED & VISITOR PARKING

NO ONWARD CHAIN

Christies Residential are pleased to offer for sale this 2 double bedroom 2 bath/shower room 80 SQM ground floor Maisonette situated in a small mews development within walking distance of Bookham Village. Originally built by Charles Church the Maisonette benefits from: no onward chain, share of freehold with 970 year underlying lease, own front door to large hallway, leaded double glazing, gas central heating, 23'6" x 12' 2" sitting room, fitted kitchen with appliances, both bedrooms with fitted wardrobes, communal gardens, reserved and visitor parking.

**Rowan House, Springvale Close,
Bookham, Surrey, KT23 4RD**

Offers Over £399,950

Gas Central Heating Via Radiators

Covered Porch

Entrance Hall

Via own double glazed front door. Storage cupboard. Airing cupboard.

Sitting Room

23' 6" x 12' 2" (7.16m x 3.71m)

Leaded double glazed bay window. Feature fireplace. Fitted radiator cover. Door to:

Fitted Kitchen

12' 1" x 6' 4" (3.68m x 1.93m)

Double glazed window. Range of fitted wall & base units with inset 1 & 1/2 sink unit. Built in double electric oven and hob with extractor over. Integrated 'Bosch' dishwasher & 'AEG' Washer/dryer. Unit housing freestanding fridge/freezer. Cupboard housing wall mounted boiler. (Replaced Nov 2023) Ceramic tiled floor.

Bedroom 1

15' 2" x 11' 4" (4.62m x 3.45m)

Dual aspect leaded double glazed windows. Fitted wardrobes to two sides with matching dressing unit. Door to:

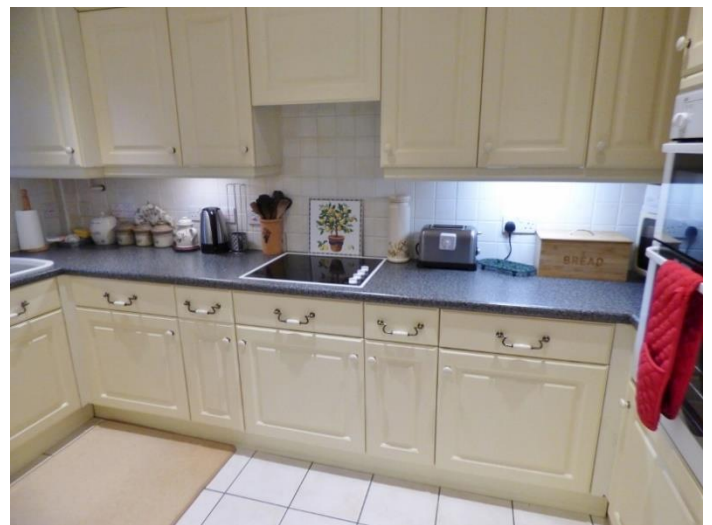
En-Suite Shower Room

Matching suite comprising: walk in shower cubicle, wash hand basin & low level WC. Heated towel rail. Extractor. Tiled walls.

Bedroom 2

13' 7" x 8' 10" (4.14m x 2.69m)

Leaded double glazed window. Fitted wardrobes to two sides.



Family Bathroom

7' 2" x 7' 1" (2.18m x 2.16m)

Matching suite comprising: panel enclosed bath with mixer shower, wash hand basin & low level WC. Extractor. Heated towel rail. Tiled walls with shaver point & mirror.



Communal Gardens

Reserved Parking Bay

Visitor Parking Bays

SHARE OF FREEHOLD

With 970 Years Approx Underlying lease

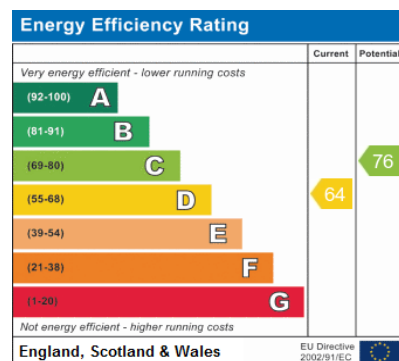
PEPPERCORN GROUND RENT

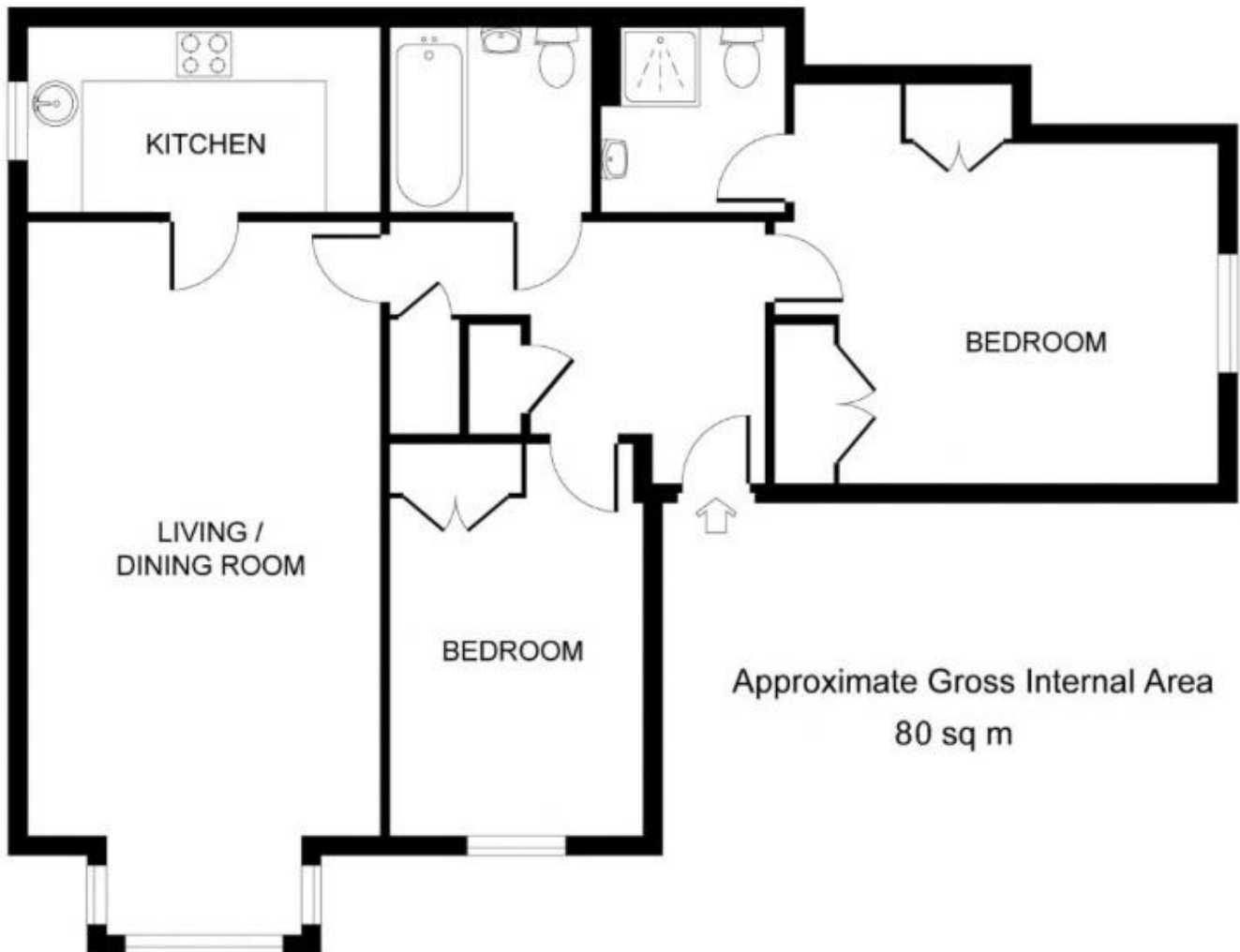
SERVICE CHARGE

£1850 Approx Per Annum including Buildings Insurance

COUNCIL TAX

Tax Band 'D'





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.



sales@christiesmail.co.uk
lettings@christiesmail.co.uk

1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, Surrey, KT22 9PY

www.christiesresidential.co.uk

Telephone: 01372 362555