



**324 Lower Road, Little Bookham,  
Surrey, KT23 4EF**

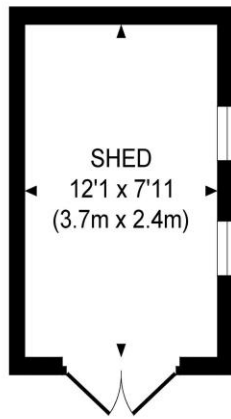
**Guide Price £549,950 Freehold**

### Directions

From our offices in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road, proceed along until you come to the roundabout and 324 Lower can be found on the corner of Little Bookham Street on the left hand side.

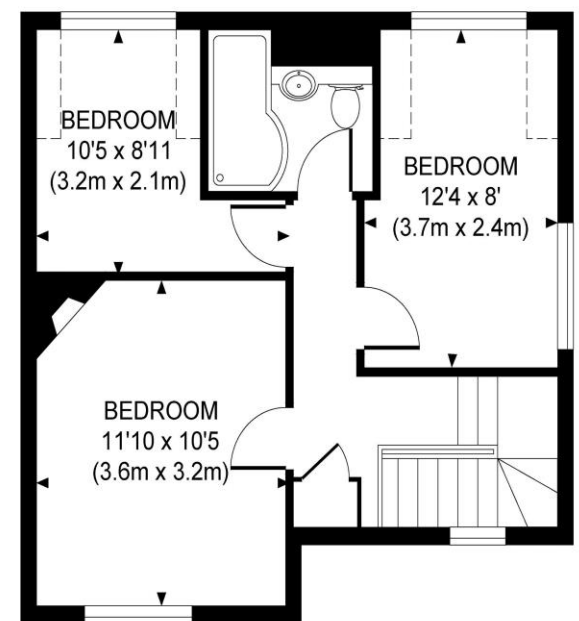
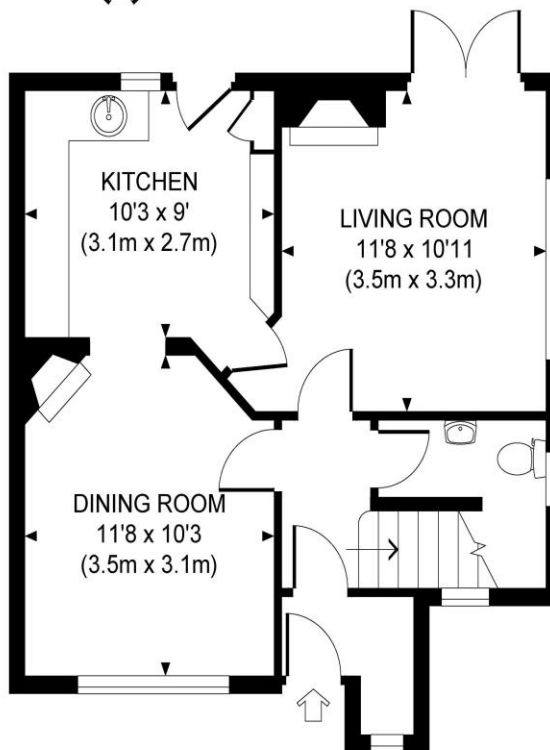
### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: E



Approximate Gross Internal Area  
856 sq ft / 79.6 sq m  
Approximate Gross Internal Area Outbuildings  
95 sq ft / 8.8 sq m  
Total Gross Internal Area 9510 sq ft / 88.4 sq m

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



**324 Lower Road, Bookham, Surrey,  
KT23 4EF**

A charming 3 bed semi-detached character cottage offering an excellent size rear garden and good potential to further enlarge subject to the usual planning consents.

**THE PROPERTY**

Originally constructed in 1898 this popular style of home currently offers the following accommodation; on the ground floor there is dual aspect lounge with exposed flooring, a central feature open fireplace with mantle above, separate dining room with wood block flooring and feature fireplace, contemporary kitchen with a good range of matching eye and base level units together with ample woodblock surfaces and a ground floor cloakroom. To the first floor there are then 3 bedrooms and a family bathroom. The property itself is approached via its own driveway providing a substantial amount of off street parking with the right hand side of the property providing excellent width, hence potential to further enlarge this then leads to the rear garden which is extensively laid to lawn screened to all sides via mature trees and hedging. In total the garden extends to 59ft x 36ft (18m x 11m) .



**SITUATION**

The property is located within easy reach of Bookham village centre which offers a range of shops to include 2 supermarkets, doctors and dentist surgeries, a library, a post office and a number of independent retailers. Also within easy reach is Great Bookham Common which is National Trust owned and offers some delightful walks and countryside. Bookham train station is just over 1/2 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. There are excellent schools in the area both in the state and private sectors including the well renowned Howard of Effingham senior school which is within walking distance.

