



# HENSHAWS



**8 Lower Shott, Great Bookham,  
Surrey, KT23 4LR**

**£439,950 Freehold**

### Directions

From our office in Great Bookham proceed to the top of the high street turning left onto the A246 Guildford/Leatherhead Road. Take the first turning on your right hand side onto the Leatherhead Road, follow the road along which becomes Lower Shott and number 8 can be found a short way along on your right hand side.

### Local Authority

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

Approximate Gross Internal Area 975 sq ft – 90 sq m

Ground Floor Area 455 sq ft – 42 sq m

First Floor Area 455 sq ft – 42 sq m

Outbuilding Area 65 sq ft – 6 sq m

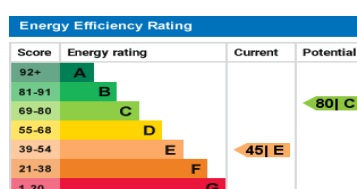


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**henshaws**  
ESTATE AGENTS



**Bookham Office**  
Rayleigh House  
32 High Street  
Great Bookham  
Tel: 01372 450255  
Email: bookhamoffice@henshaws.net



Ref: 01.24.4003

[www.henshaws.net](http://www.henshaws.net)

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**8 Lower Shott, Great Bookham, Surrey,  
KT23 4LR**

A 3 bedroom end of terrace residence, requiring updating and modernisation but also offering a good size rear garden combined with being situated within walking distance of Bookham village centre. NO ONWARD CHAIN.

**THE PROPERTY**

Originally constructed in the 1950s this popular style of home does in our opinion provide the incoming purchaser/purchasers the ideal opportunity to create a lovely family home. Currently the accommodation consists of a cloakroom, L-shaped lounge/dining room and a kitchen. Whilst to the first floor there are 3 bedrooms and family bathroom. To the front of this property there is some off street parking with side gated access leading to the rear garden which provides a wide paved sun terrace, good expanse of lawn screened with mature trees. In addition there is also a small utility shed and in total the garden extends 40ft x 30ft (12m x 9m).



**SITUATION**

The property is located on the popular south side of the village within walking distance of a good range of local shops to include 2 supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham train station is just over a mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached on the outskirts of Leatherhead at junction 9 giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both within the state and private sectors catering for all age groups.

