



**213 Lower Road, Great Bookham,
Surrey, KT23 4DH**

£399,950 Freehold

Directions

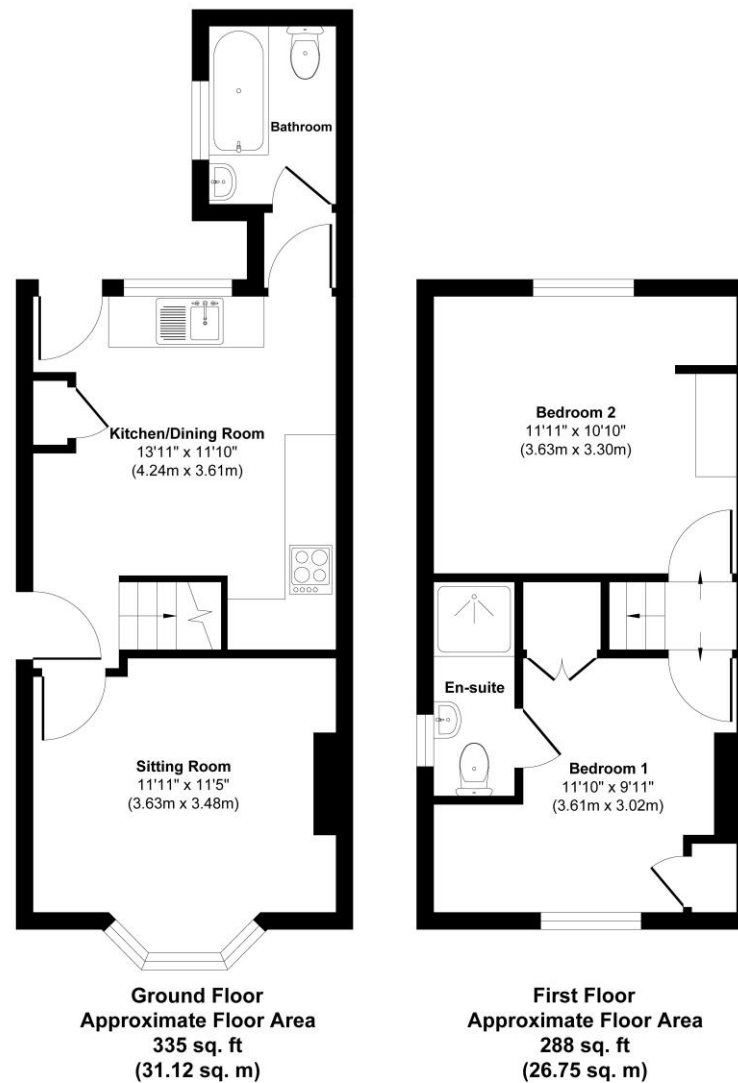
From our offices in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Proceed along and number 213 can be found on your left hand side.

Local Authority

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

213 Lower Road Bookham



Approx. Gross Internal Floor Area 623 sq. ft / 57.87 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

**213 Lower Road, Great Bookham, Surrey,
KT23 4DH**

A well presented 2 bedroom semi detached home offering a good size southerly aspect rear garden situated within walking distance of Bookham Village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed at the turn of the 19th Century this charming character cottage provides good accommodation to both ground and first floor. Currently this consist of a lounge with central fireplace and display shelving to either side, leading through to a good size kitchen/breakfast room providing a comprehensive range of matching eye and base level units together with ample work surfaces and space for a breakfast table. From the kitchen there is a small hallway leading to the ground floor bathroom. To the first floor there are then 2 good size bedrooms with the master bedroom benefiting from a ensuite shower room. The front of the property offers a small garden area which, subject to the usual planning consents could be possible to create a parking space for 1 vehicle. Side gated access then leads to the rear garden which is extensively laid to patio with raised flower beds, a pergola area and an outside cold water tap. In total the garden extends 45ft x 13ft (13m x 4m) and enjoys a sunny southerly aspect. In addition there is also a detached timber garden shed.



SITUATION

The property is located in the heart Bookham village centre which offers an excellent range of local shops to include 2 supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Also with easy reach is Great Bookham common which is National Trust owned and offers some delightful walks and countryside. Bookham train station is approximately ½ 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 both in the state and private sectors including the well renowned Howard of Effingham secondary school.

