



**22 Newenham Road, Great Bookham,
Surrey, KT23 4NJ**

£599,950 Freehold

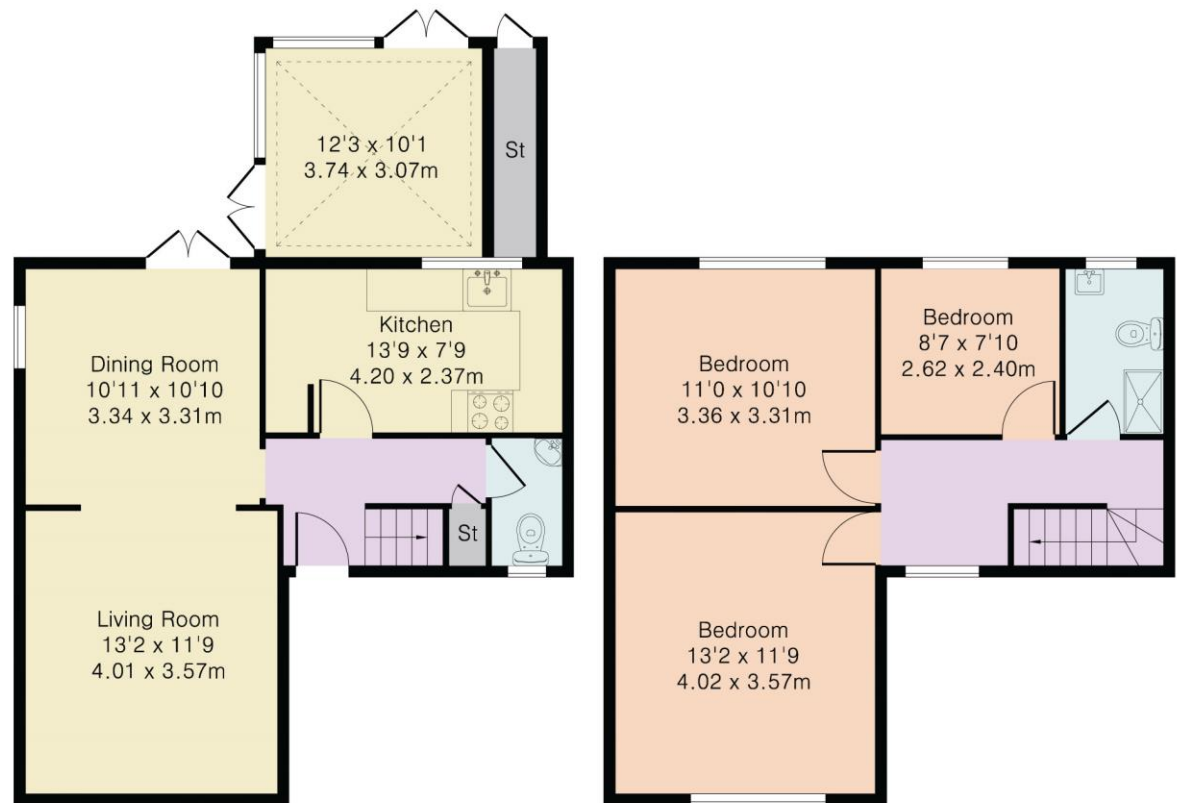
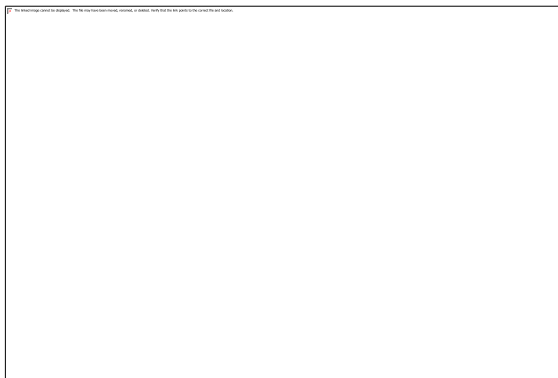
Directions

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 into the Leatherhead Road, follow the road along which becomes Lower Shott bearing round to your left hand side and then this becomes Newenham Road with number 22 to be found ¾ of the way up on your right hand side.

Approximate Gross Internal Area 1074 sq ft – 99 sq m
Ground Floor Area 595 sq ft – 55 sq m
First Floor Area 479 sq ft – 44 sq m

Local Authority

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



Ground Floor

First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	63 E
39-54	E		
21-38	F		
1-20	G		

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An extremely well presented 3 bedroom semi-detached home offering an excellent size rear garden situated within easy reach of Bookham village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1950s this popular style of property has over a number of years been updated, modernised and extended with further potential available, enabling it to now benefit from light, bright and contemporary accommodation. On the ground floor this consists of a lounge with central feature fireplace leading through to a separate dining area which in turn leads to a modern kitchen providing an excellent range of matching eye and base level units together with ample work surfaces. In addition there is also a good size conservatory / family room enjoying a pleasant aspect overlooking the lovely rear garden. To the first floor there are then 3 bedrooms and a modern family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking. A particular feature of this lovely home is the rear garden which offers a wide paved patio leading onto an excellent expanse of lawn, subdivided to provide a formal garden and a childrens play area located towards the rear. In addition there is a large storage shed. In total the garden extends to 92.6ft x 24.5ft (28.2m x 7.4m).



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.

