



**11 Springvale Close, Great Bookham,  
Surrey, KT23 4RD**

**£610,000 Freehold**

### Directions

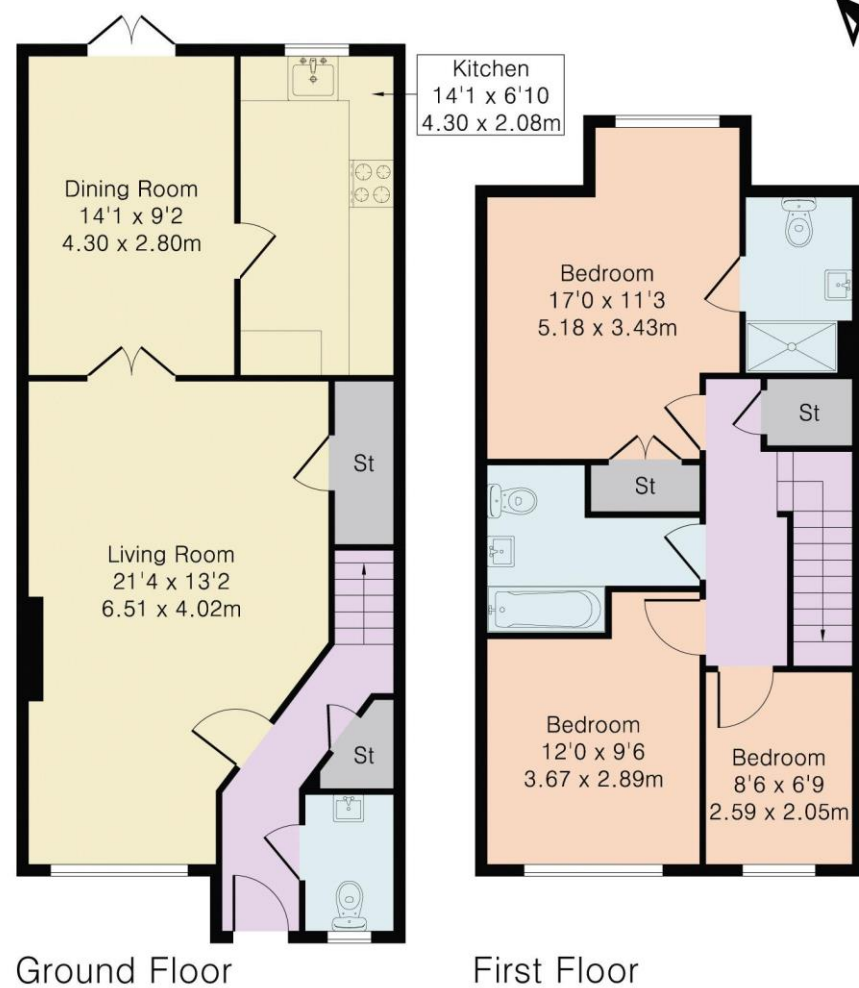
From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along taking the third turning on your left hand side into Springvale Close and number 11 can be found on the right hand side.

### Local Authority

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



Approximate Gross Internal Area 1104 sq ft – 102 sq m  
Ground Floor Area 604 sq ft – 56 sq m  
First Floor Area 500 sq ft – 46 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		88  B
81-91	B		
69-80	C	75  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Bookham Office**  
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**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.



## 11 Springvale Close, Bookham, Surrey, KT23 4RD

A well presented 3 bedroom terraced home offering a good size rear garden and situated in a sought after cul de sac location within walking distance of Bookham village centre. NO ONWARD CHAIN.

### THE PROPERTY

Originally constructed in 2002 by Charles Church this popular style of mews style home offers well proportioned accommodation to both ground and first floor. The former consists of a cloakroom, good size living room with double opening doors through to separate dining room and patio doors lead to the rear terrace and garden. The kitchen provides a comprehensive range of eye and base level units together with ample work surfaces and a number of integrated appliances. To the first floor there are then 3 bedrooms, master with ensuite shower room in addition to the family bathroom. The rear garden is of good size extending to 67ft x 15ft (20m x 4.5m) and is extensively laid to lawn. Other benefits include an allocated parking space in addition to some guest parking. The property is also to be sold with no onward chain.



### SITUATION

The property is located within walking distance of Bookham village centre which has an excellent range of local shops to include 2 supermarkets, a post office, doctors and dentists surgery, a library and a number of other independent retailers. Bookham station is approximately 1 mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at Junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned.

