



**14 Groveside, Great Bookham,
Surrey, KT23 4LD**

£695,000 Freehold

Directions

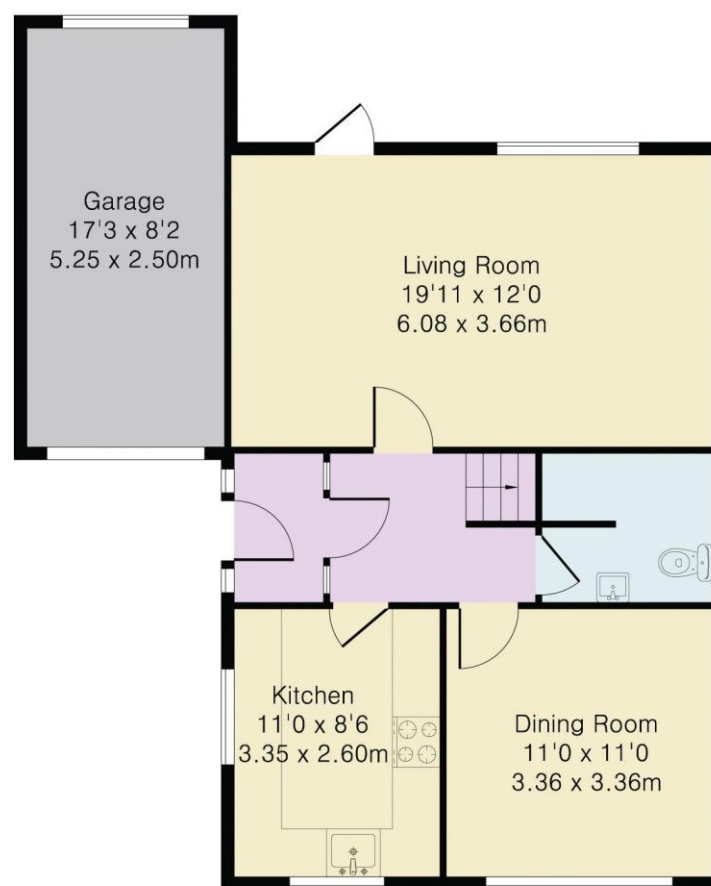
From our office in Great Bookham proceed to the top of the High Street turning right onto the A246. Continue along taking the second turning on your left into Groveside. Number 14 can then be found half way up on the right hand side.

Local Authority

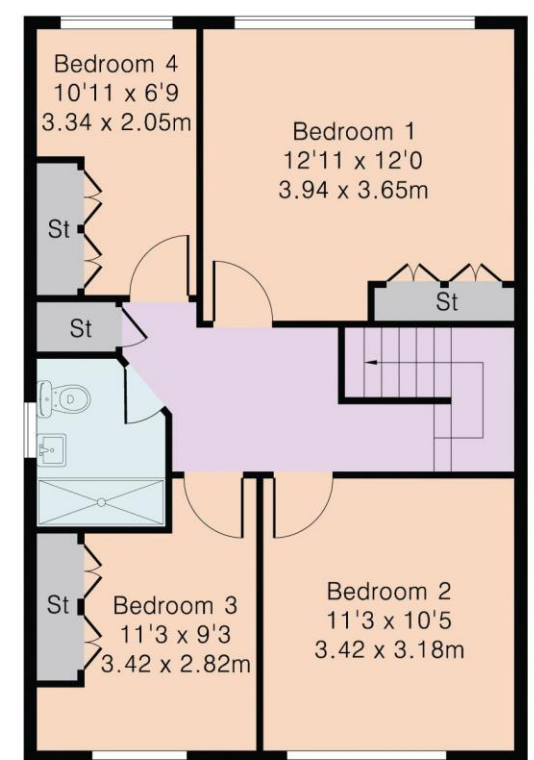
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



Approximate Gross Internal Area 1322 sq ft – 123 sq m
Ground Floor Area 734 sq ft – 68 sq m
First Floor Area 588 sq ft – 55 sq m



Ground Floor



First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 B
39-54	E		
21-38	F		
1-20	G		

Ref: 5/24/4050

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**14 Groveside, Great Bookham, Surrey
KT23 4LD**

A desirable 4 bedroom semi detached house offering an excellent size south westerly facing rear garden situated on the popular south side of the village offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1974 this very spacious home does in our opinion provide the incoming purchaser/s excellent potential to modernise and further enlarge (subject to the usual planning consent) thus creating a lovely family home. Currently the accommodation consists of a cloakroom, good size lounge enjoying a pleasant aspect over looking the lovely rear garden, separate dining room and a kitchen offering a good amount of eye and base level units. To the first floor there are then 4 bedrooms all with built in wardrobes and a modern family shower room. The property itself is approached via a tarmac driveway giving a good amount of off street parking which in turn leads to the attached garage. Side gated access then leads to the rear garden which incorporates a wide paved patio leading onto an excellent expanse of lawn. In total the garden extends to 66ft x 35ft (20.1m x 10.8m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a highly regarded residential road within a easy reach of Bookham High Street which offers an excellent range of shops to include two small supermarkets, doctors and dentist surgeries, a library, a post office and a number of independent retailers. Bookham train station is approximately 1 ¼ miles away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools nearby both in the state and private sector including the well renowned Howard of Effingham secondary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

