



HENSHAWS



9 Whiteway, Great Bookham, Surrey,
KT23 4NB

£599,950 Freehold

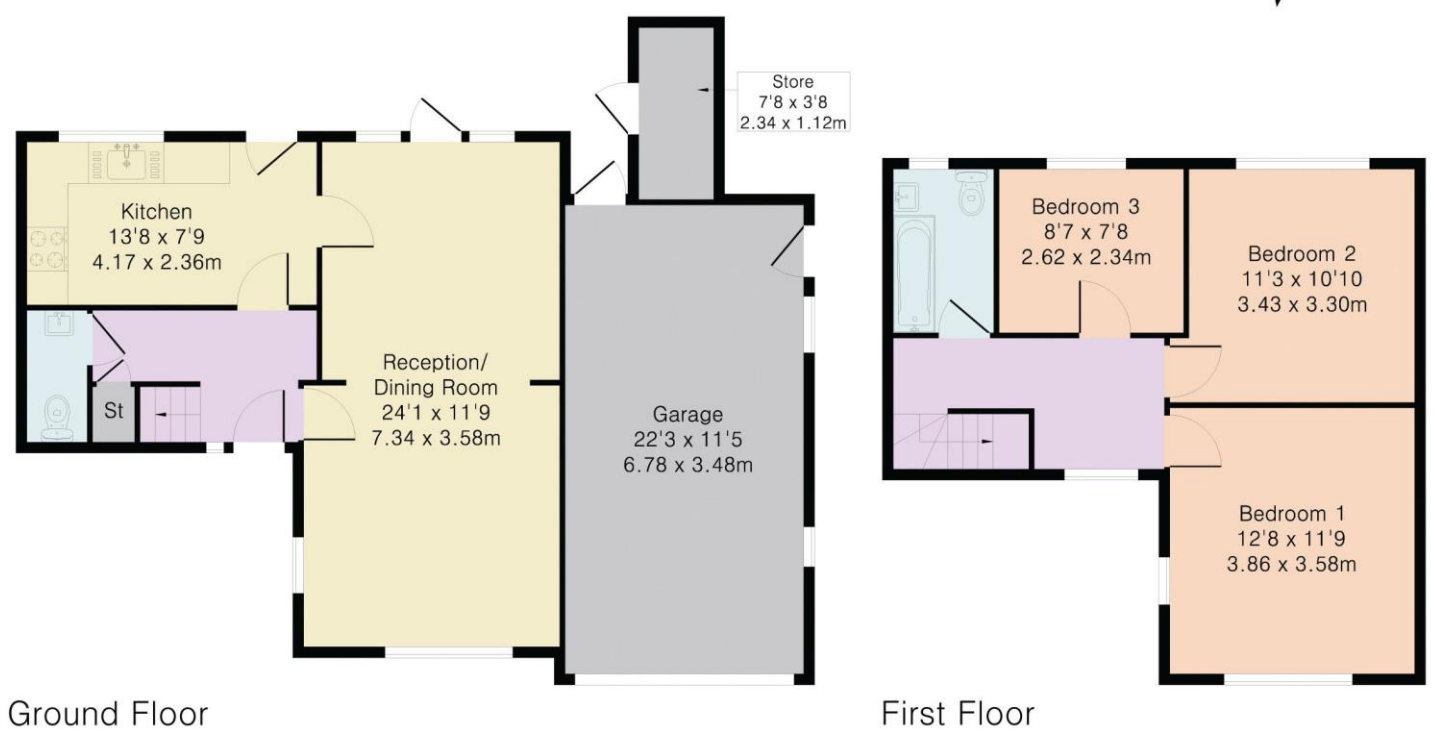
Directions

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 into the Leatherhead Road and then take the second left into Whiteway and number 9 can be found on the left hand side towards the end of the road.

Approximate Gross Internal Area 1241 sq ft – 115 sq m
Ground Floor Area 771 sq ft – 72 sq m
First Floor Area 470 sq ft – 43 sq m

Local Authority

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



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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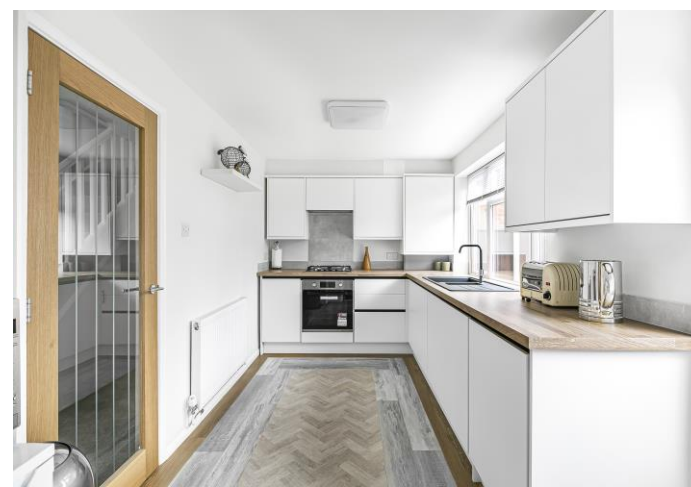
Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. 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.

**9 Whiteway, Great Bookham, Surrey,
KT23 4NB**

An Extremely well presented 3 bedroom semi-detached home offering an excellent size rear garden, plus an attached garage situated within easy reach of Bookham Village centre.

THE PROPERTY

Originally constructed in the 1950's this popular style of property has recently been renovated and modernised with current planning permission to further enlarge (MO/2023/0375), enabling it to now offer light, bright and contemporary accommodation. On the ground floor this consists of a lounge/dining room with open fireplace, kitchen providing an excellent range of matching eye and base level units together with ample work surfaces and a downstairs cloakroom. To the first floor there are 3 bedrooms with a modern family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking and in turn leading to the attached garage with a covered car port to the side. A particular feature of this lovely home is the rear garden which offers a wide paved sun terrace leading to a good expanse of lawn with a large summer house to the rear of the garden. In total the garden extends to 40ft x 40ft (12.19m x 12.19m).



SITUATION

The property is located on the popular south side of the village within walking distance of an excellent range of local shops to include 2 supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is just over mile away and offers 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. Also within easy reach are excellent schools both in the state and private sector catering for all age groups.

