



# HENSHAWS



35 West Down, Great Bookham,  
Surrey, KT23 4LJ

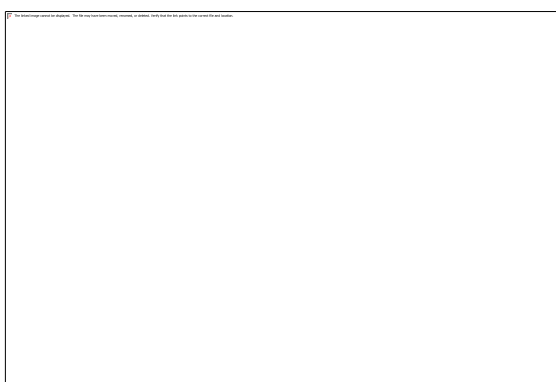
£800,000 Freehold

### Directions

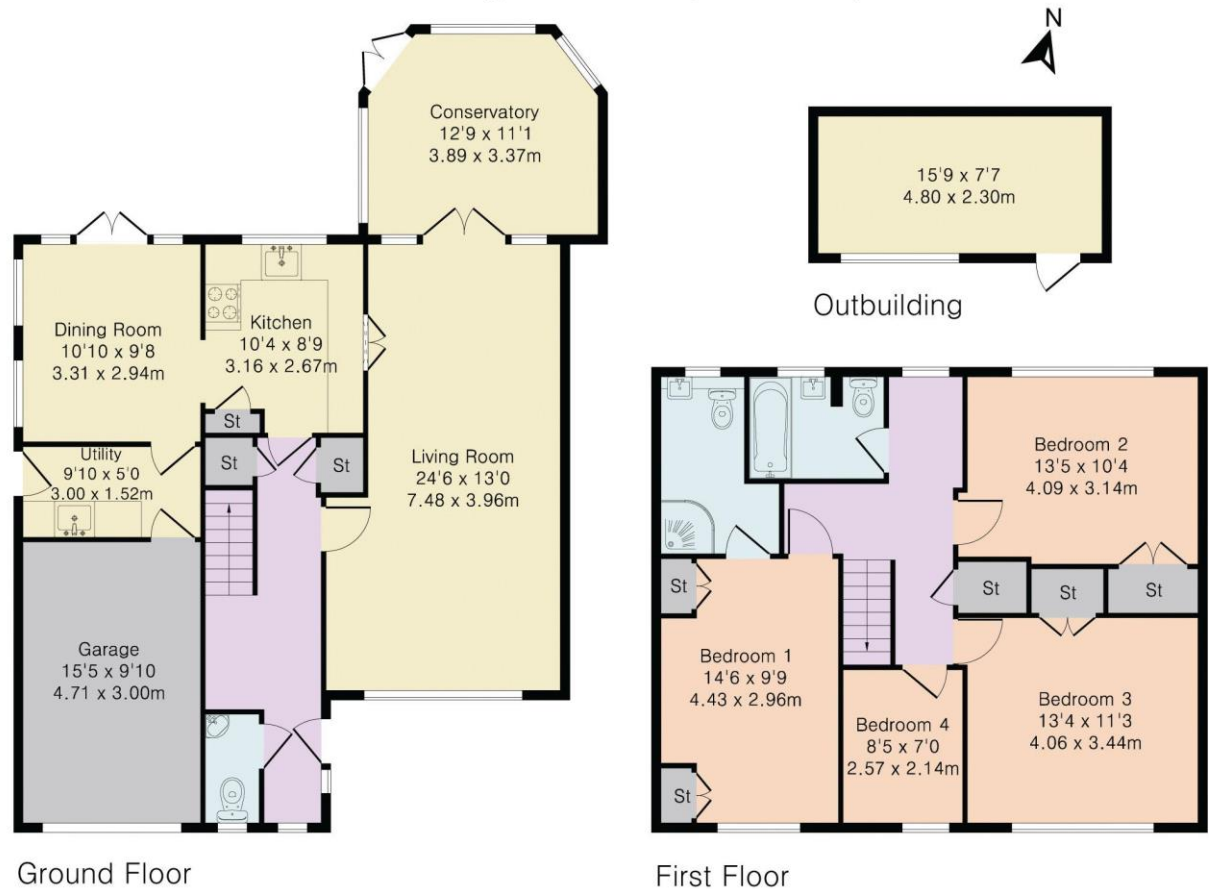
From our office in Great Bookham proceed to top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Proceed along taking the 2nd turning on the left into Groveside. Proceed to the top of the road bearing round to the left which then becomes Dowlans Road, take the next turning on your left into West Down and number 35 can be found towards the end of the cul de sac on the left hand side.

### Local Authority

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



Approximate Gross Internal Area 1839 sq ft – 171 sq m  
Ground Floor Area 989 sq ft – 92 sq m  
First Floor Area 731 sq ft – 68 sq m  
Outbuilding Area 119 sq ft – 11 sq m



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |
|                          |               | 70   C  | 77   C    |

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Ref: 08.24.4069

[www.henshaws.net](http://www.henshaws.net)

**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.





**35 West Down, Great Bookham, Surrey  
KT23 4LJ**

A very well presented 4 bedroom detached house offering a good size rear garden, situated in a popular cul de sac location within easy reach of the village centre and open countryside.

**THE PROPERTY**

Originally constructed in 1970 this popular style of home has, over the years, been upgraded and extended enabling the property to now benefit from well proportioned accommodation on both ground and first floor. The former consists of an entrance hall, cloakroom, good size lounge with double opening doors to a spacious conservatory enjoying a pleasant aspect overlooking a well-maintained rear garden. There is a modern kitchen fitted with a good range of matching eye and base level units with ample work surfaces leading through to a separate dining room and utility room. On the first floor there are four bedrooms, master with en-suite shower and recently refurbished family bathroom. The property has its own driveway providing off-street parking and an integral garage. Gated access on both sides of the house lead to the rear garden with a crazy paved sun terrace with steps down to an expanse of lawn screened on all sides by mature trees and hedging. The garden extends to 82 ft x 40 ft (25m x12m). In addition, there is a large timber constructed garden shed with power supply.



**SITUATION**

The property is located in a popular cul de sac just over ¼ mile from the village centre with an excellent range of local shops including 2 supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham station is just over 1 mile away and provides 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. Also close by are excellent schools both in the state and private sectors.

