



18 High Street, Great Bookham,
Surrey, KT23 4AG

£355,000 Freehold

Directions

From our office in Great Bookham turn left onto the High Street and number 18 can be found half way along on the left hand side.

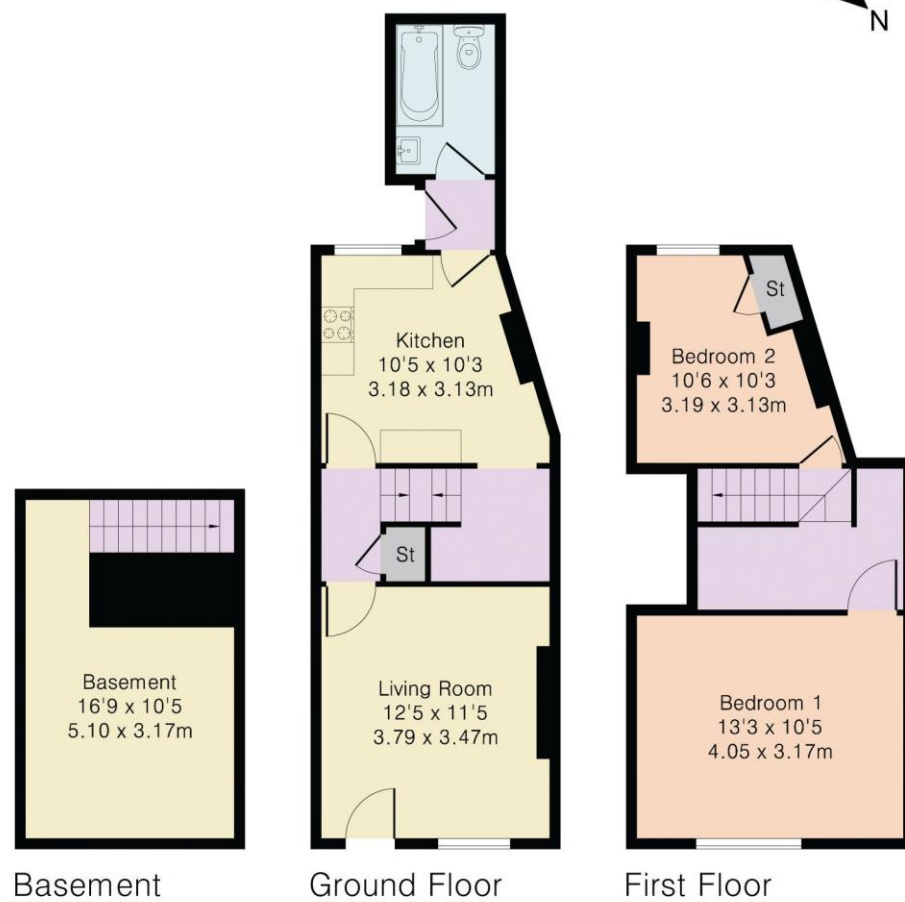
Local Authority

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



Approximate Gross Internal Area 854 sq ft - 79 sq m

Basement Area 174 sq ft – 16 sq m
Ground Floor Area 366 sq ft – 34 sq m
First Floor Area 314 sq ft – 29 sq m



Basement

Ground Floor

First Floor

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		

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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.

**18 High Street, Great Bookham, Surrey
KT23 4AG**

A charming 2 bedroom mid terrace home presented in good order throughout and offering an excellent size rear garden and NO ONWARD CHAIN.

THE PROPERTY

This unique grade II listed home provides an immense amount of charm and character combined with a lovely central village location. The principal accommodation consists of a well proportioned living room with central feature fireplace, modern kitchen incorporating a range of matching eye and base level units together with ample work surfaces and built in appliances. From the kitchen there is also a useful cellar and a ground floor bathroom. Whilst to the first floor there is then a spacious landing which could easily be used as a study area and this in turn leads to the two double bedrooms one of which offers a feature fireplace and built-in cupboard. To the front of the property there is a small area of garden, whilst the rear garden is of good size being part patio but mainly laid to lawn. In addition there is also off street parking for one vehicle.



SITUATION

The property is situated in the centre of Bookham village which provides a comprehensive range of amenities to include two small supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station is 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 access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned. Also within easy reach are excellent schools both in the state and private sector.

