



HENSHAWS



36 Woodlands Road, Little Bookham,
Surrey, KT23 4HF

£925,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Take the 3rd turning on your left hand side into Woodlands Road and number 36 can be found on your right hand side.

Local Authority

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



Approximate Gross Internal Area 1784 sq ft - 166 sq m

Ground Floor Area 821 sq ft – 76 sq m

First Floor Area 807 sq ft – 75 sq m

Outbuilding Area 156 sq ft – 15 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		
		83 B	84 B

Ref: 10/24/4094

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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.

**36 Woodlands Road, Little Bookham,
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A superbly appointed 4 bedroom detached home offering a delightful 90ft south westerly aspect rear garden situated in a popular semi rural location. NO ONWARD CHAIN

THE PROPERTY

Originally constructed in 2010 this lovely family home provides well proportioned accommodation to both ground and first floor. The former consists of a cloakroom, separate family room / study, good size dual aspect sitting/dining room with sliding patio doors opening out onto the extremely well maintained rear garden. The kitchen/breakfast room provides a comprehensive range of matching eye and base level units together with granite work surfaces, integrated appliances and a breakfast bar. To the first floor there are then 4 bedrooms, master with fitted wardrobes plus an ensuite shower, the 3 further bedrooms are served by a family bathroom. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to an integral garage with electronic roller door. A particular feature of this desirable residence is the rear garden which provides a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via mature trees and hedging. In total the garden extends to 90ft and benefits from a sunny south westerly aspect. To the rear of the garden there is also a good size detached summerhouse.



SITUATION

The property is located in a sought after semi-rural location with some delightful walks and countryside accessible towards the end of Woodlands Road. Bookham Village provides an excellent range of amenities to include two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Effingham train station is approximately 2 miles away and gives a commuter service into London Waterloo and Victoria. Also closeby are highly respected schools both in the state and private sectors including the well renowned Howard of Effingham senior school.

