



**18 Bracken Close, Great Bookham,
Surrey, KT23 3ER**

£379,950 Freehold

Directions

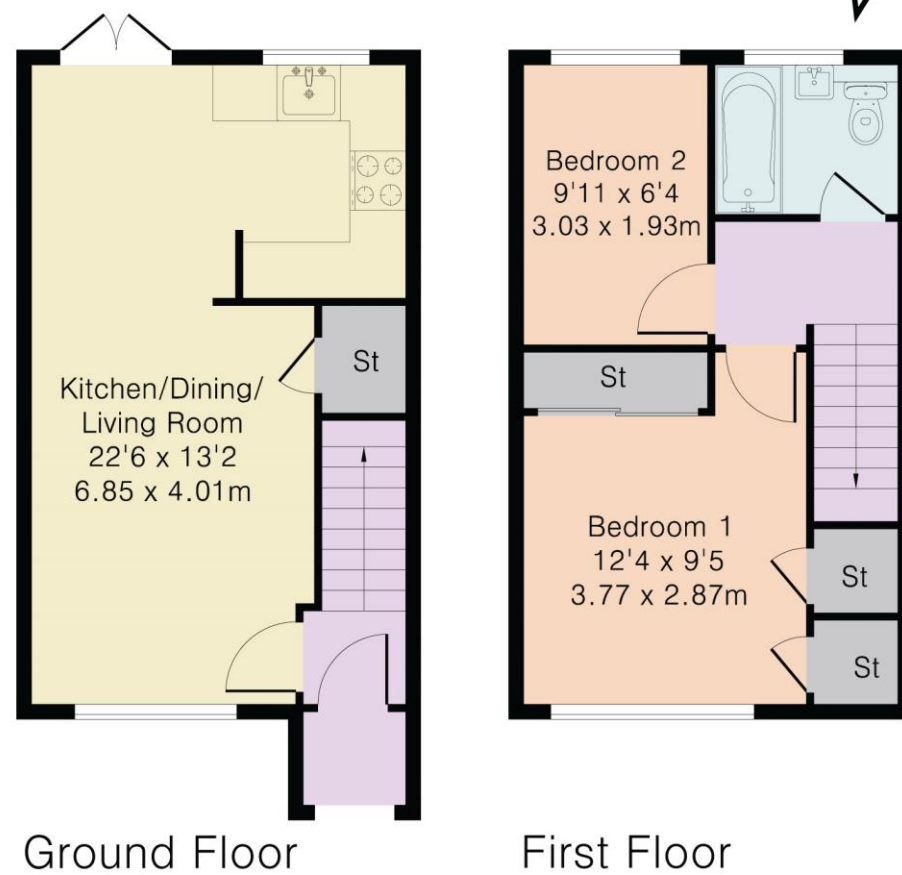
From our office in Great Bookham proceed to the bottom of the High Street going straight over the crossroads taking the 5th turning on your left land side into Edenside Road. Continue along towards the end of the development and the entrance to Bracken Close can be found on your right hand side with number 18 to be found towards the rear of the development on your right hand side.

Local Authority

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 604 sq ft – 56 sq m
Ground Floor Area 308 sq ft – 29 sq m
First Floor Area 296 sq ft – 27 sq m



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A well presented 2 bedroom end of terrace home, offering a good size rear garden and situated within easy reach of Bookham station and the common.

THE PROPERTY

Originally constructed in the 1980s this popular style of home has in recent years been modernised and updated enabling the property to now provide light, bright and contemporary accommodation. Currently this consists of an entrance hall, sitting room with an aspect to the front and a understairs recess leading through to the kitchen/breakfast room which offers an excellent range of matching eye and base level units together with ample work surfaces and a pleasant aspect overlooking the well maintained rear garden. To the first floor there are then two bedrooms with the master benefiting from built in wardrobes plus a modern family bathroom. To the front of the house there is allocated tandem parking for to 2 cars, the rear garden incorporates a patio leading onto a good expanse of lawn. In total the garden extends to 27ft x 16ft (8m x 4.8m).



SITUATION

The property is located in a quiet cul de sac approximately ¼ mile from Bookham village centre which offers an excellent range of local shops including a supermarket, a post office, a library, doctors and dentist surgeries and a number of other independent retailers. Great Bookham station is a 5 minute walk away (approximately ¼ mile) 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 some delightful countryside much of which is National Trust owned.

