



HENSHAWS



59 Little Bookham Street, Bookham,
Surrey, KT23 3AA

£725,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Proceed along taking the 4th turning on your right hand side into Little Bookham Street and number 59 can be found ¾ way down on your left hand side.

Local Authority

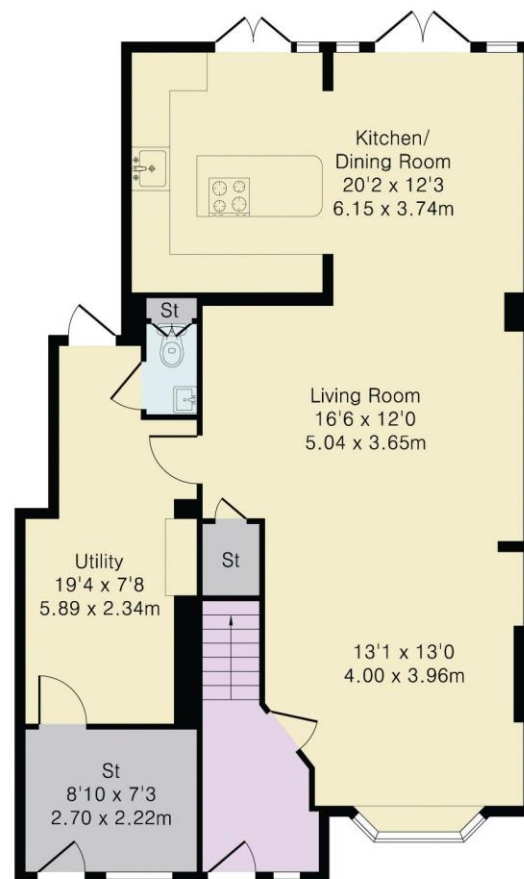
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



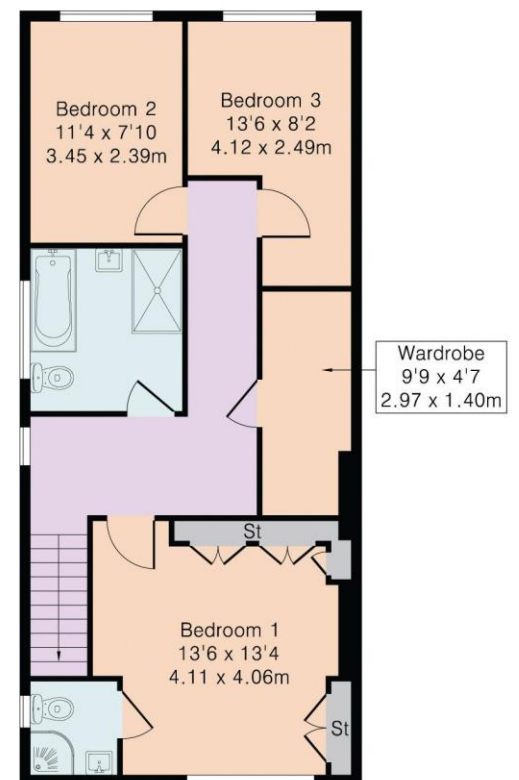
Approximate Gross Internal Area 1584 sq ft - 147 sq m

Ground Floor Area 948 sq ft – 88 sq m

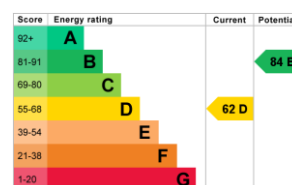
First Floor Area 636 sq ft – 59 sq m



Ground Floor



First Floor



HENSHAWS

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 2/25/4118

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.

**59 Little Bookham Street, Bookham, Surrey,
KT23 3AA**

A beautifully presented 3 bedroom semi detached home offering an excellent size rear garden benefitting from a sunny westerly aspect.

THE PROPERTY

Originally constructed in 1928 this lovely family home provides particularly spacious and flexible accommodation. Currently this consists on the ground floor of an entrance hall, generous size living room leading through to the open plan kitchen/dining room with the former providing a comprehensive range of matching eye and base level units together with ample work surfaces. In addition there is also a large utility room / study with further storage available to the front. To the first floor there are then 3 bedrooms, the master benefitting from an ensuite shower room in addition to the family bathroom (formerly bedroom 4). In addition there is also a walk in wardrobe which would provide ideal access should a loft conversion be required and approved. The property itself is approached via a tarmacadam driveway giving an extensive amount of off street parking. A particular feature of this lovely home is the rear garden which incorporates a wide paved sun terrace leading onto an excellent expanse of lawn bordered by well stocked flower and shrub beds. In addition there is also a covered arbour, summer house and raised astroturf sun terrace. In total the garden extends to 87ft x 25ft (26.7m x 7.6m) and benefits from a sunny westerly aspect.



SITUATION

The property is located in a popular residential road approximately 1 mile from Bookham Village centre which offers an excellent range of local shops to include 2 supermarkets, post office, doctors and dentist surgeries, a library and a number of other independent retailers. Also within easy reach is Great Bookham common which is National Trust owned and provides some delightful walks and countryside. Bookham train station is about ½ mile away and offers a commuter service to 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. There are excellent schools in the area both in the state and private sectors including the well-renowned Howard of Effingham secondary school.

