



### Directions

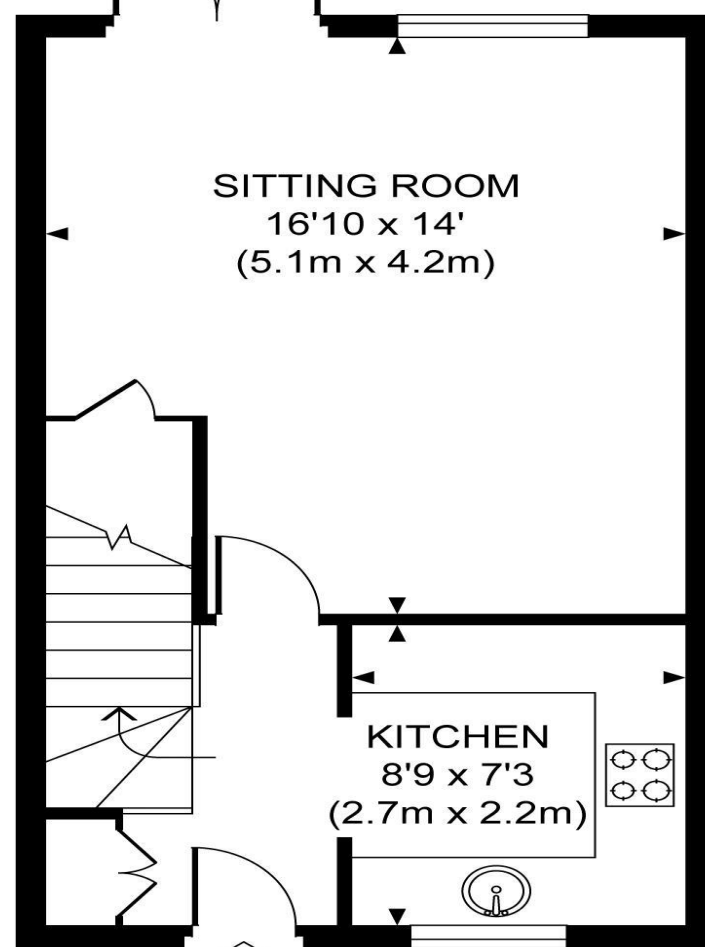
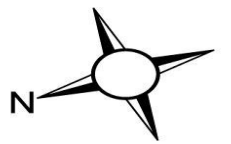
From our office in Great Bookham proceed to top of the High Street turning left onto the A246 Guildford Leatherhead Road. Proceed along until you come to the crossroads at the 2nd set of traffic lights turn right into Crabtree Lane. Proceed along taking the 2nd turning on your right hand side into Dawnay Road and then first right into Pelham Way. Proceed towards the end of the cul de sac and

### Local Authority

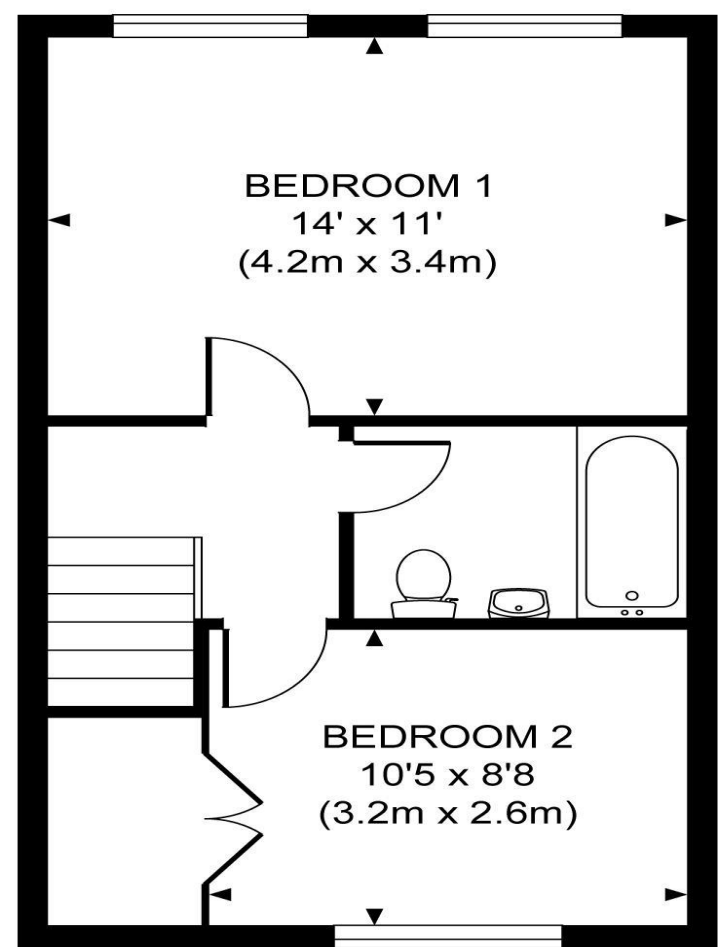
Mole Valley District Council Tel: 01306 885001  
Council Tax Band: D



Approximate Gross Internal Area  
718 sq ft / 66.7 sq m



GROUND FLOOR



FIRST FLOOR



Bookham Office  
Rayleigh House  
32 High Street  
Great Bookham  
Tel: 01372 450255  
Email: [bookhamoffice@henshaws.net](mailto:bookhamoffice@henshaws.net)

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

Ref: 8/22/3843

[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.



**10 Pelham Way, Bookham, Surrey, KT23 4PR**

A well presented 2 bedroom mid terrace home situated in a popular cul de sac location offered for sale with NO ONWARD CHAIN.

**THE PROPERTY**

Originally constructed in the 1980s this popular style of home provides well proportioned accommodation to include a good size sitting room/dining room, separate kitchen, 2 bedrooms and a modern family bathroom. Other benefits include a lovely rear garden providing a paved terrace leading onto a good expanse of lawn screened by well stocked flower and shrub beds. In total the garden extends to 41.7ft x 15.9ft (12.7m x 4.8m). Also there is a garage located en bloc.



**SITUATION**

The property is located in a popular cul de sac on the south side of the village just over ¼ mile from Bookham High Street which provides a good range of local shops including a supermarket, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham station is just over a mile away and offers 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.

