



HENSHAWS



9 Solecote, Bookham Surrey,
KT23 3EQ

£1,050,000 Freehold

**Approximate Gross Internal Area 2181 sq ft - 202 sq m
(Including Garage)**

Ground Floor Area 1358 sq ft – 126 sq m
First Floor Area 823 sq ft – 76 sq m



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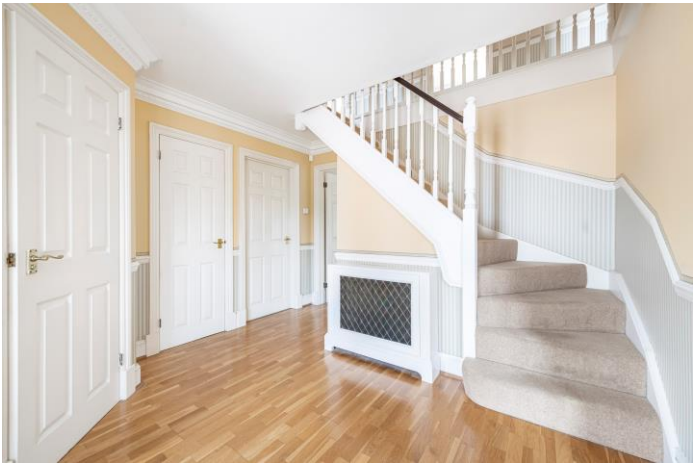
Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. 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.

9 Solecote, Bookham, Surrey, KT23 3EQ

A very well maintained 5 bedroom detached house situated in the heart of Bookham Village, offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1990s this desirable family residence provides excellent accommodation to both ground and first floor. Currently this consists of a spacious entrance hall, cloakroom, dual aspect lounge, separate dining room, conservatory, plus a lovely kitchen/breakfast room providing an excellent range of matching eye and base level units together with ample work surfaces and space for a generous size breakfast table. In addition there is also a separate utility room. To the first floor there are then 5 bedrooms with the master benefiting from an en suite shower room in addition to the family bathroom. The property is approached via its own driveway providing off street parking for 2 vehicles which in turn leads to the attached double garage. A particular feature of the property is the delightful rear garden which provides a wide paved sun terrace leading onto a good expanse of lawn screened to all sides by a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 46.5ft x 52ft (41m x 15.5m) and benefits from a predominately southerly aspect.



SITUATION

The property is located in a quiet cul de sac within easy reach of Bookham High Street which offers an excellent range of amenities to include 2 supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station is close by 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. Also within easy reach are excellent schools both in the state and private sector.

