



**3 Heatherside Close, Bookham,  
Surrey, KT23 3AE**

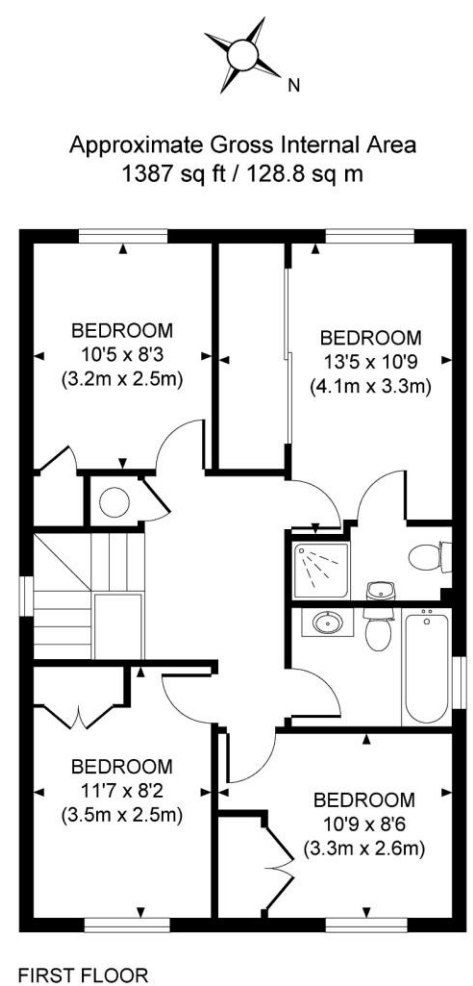
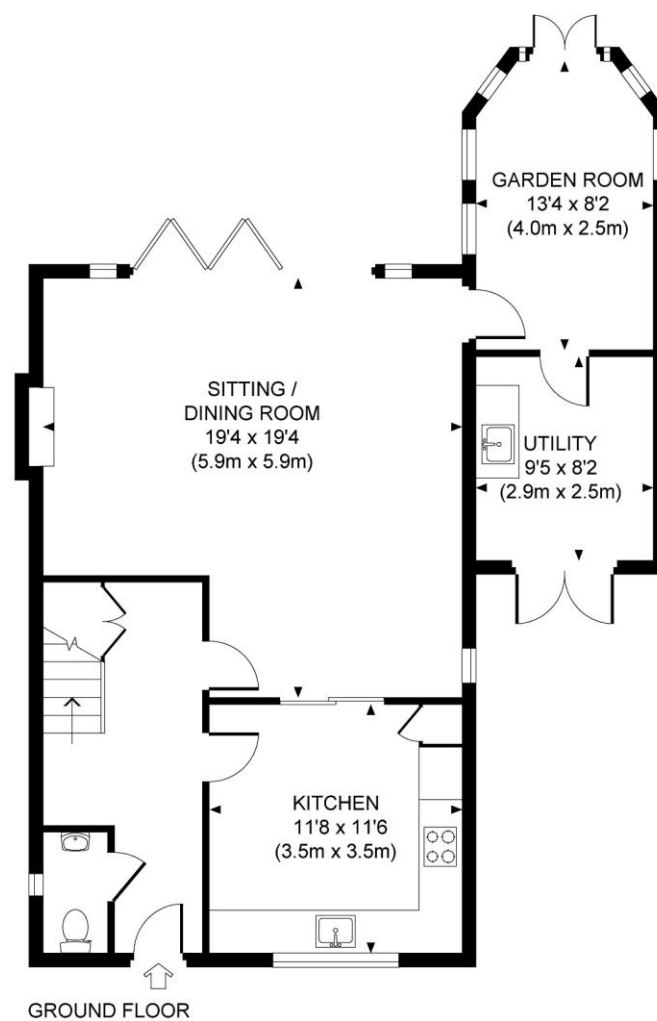
**Guide Price £925,000 Freehold**

### Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the lower road continue along taking the 4<sup>th</sup> turning on your right hand side into Little Bookham Street. After approximately ¼ of a mile take the first turning on your left hand side into Heatherside close whereby number 3 can be found towards the end of the cul de sac on your left hand side.

### Local Authority

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



Approximate Gross Internal Area  
1387 sq ft / 128.8 sq m

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		

**Bookham Office**  
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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.



**3 Heatherside Close, Bookham, Surrey  
KT23 4SL**

A superbly appointed 4 bedroomed detached house situated in a small cul de sac location offering a beautifully maintained rear garden with a lovely open aspect overlooking adjoining fields.

**THE PROPERTY**

Originally constructed in 1999 this desirable modern home has over a number of years been comprehensively modernised and updated enabling the property to now benefit from light bright and contemporary accommodation. On the ground floor, this consists of a cloakroom, spacious lounge/dining room with a central feature fireplace and patio doors opening out to the delightful rear garden, separate family room again with a pleasant aspect and a kitchen / breakfast room providing a comprehensive range of matching eye and base level units together with ample granite work surfaces and a number of integrated appliances. To the first floor there are then 4 bedrooms, master with ensuite shower room plus a family bathroom. The property itself is approached via its own driveway providing ample off street parking which in turn leads to the attached garage which at present is subdivided to provide a utility room and additional storage. A particular feature of the property is the superb rear garden which provides a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via a perfusion of well stocked flower and shrub beds together with mature trees. In addition there is also a further shingled terrace area with arbour over and outdoor lighting. In total the rear garden extends approx 19m x 13m (62 ft x 43ft) and benefits from a predominantly southerly aspect with delightful views.



**SITUATION**

The property is located in a small private cul de sac offering easy access to Bookham common which provides some delightful walks with scenic countryside. The village centre is just over ½ mile away and provides an excellent range of local amenities including two supermarket, doctors and dentists surgeries, a post office a library and a number of other independent retailers. Bookham train station is close by and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 leatherhead offering good motorway access to both Heathrow and Gatwick airports. There are excellent schools close by both within the state and private sector, including the well-respected Howard of Effingham senior school.

