



**33 Greenacres, Bookham, Surrey,
KT23 3NQ**

£799,950 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the 2nd turning on your left hand side into Eastwick Park Ave and then first left into Greenacres where number 33 can be found on your left hand side.

Local Authority

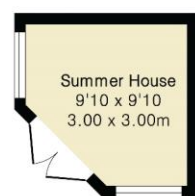
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G

**Approximate Gross Internal Area 1614 sq ft - 150 sq m
(Excluding Outbuilding)**

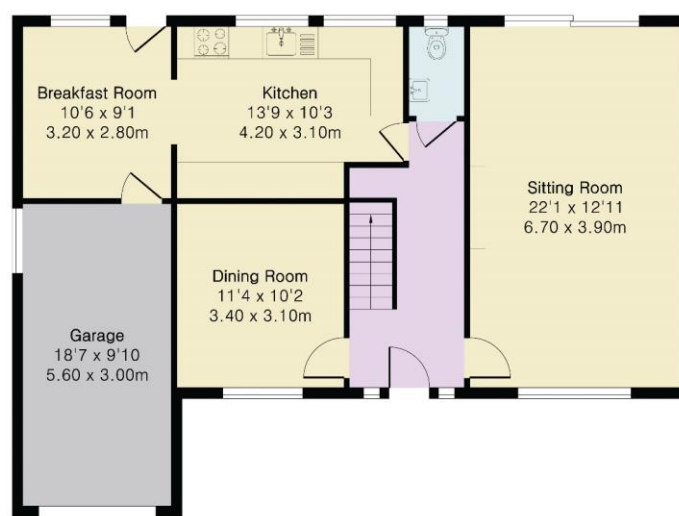
Ground Floor Area 942 sq ft – 88 sq m

First Floor Area 672 sq ft – 62 sq m

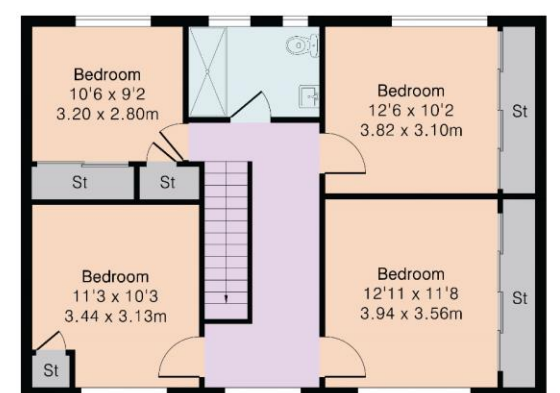
Outbuilding Area 85 sq ft – 8 sq m



Outbuilding



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

33 Greenacres, Bookham, Surrey KT23 3NQ
A very well presented 4 bedroom detached home offering an excellent size rear garden and NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s this popular style of home does, in our opinion, provide well proportioned accommodation to both ground and first floors as well as good potential to further enlarge subject to the usual planning consents. Currently this consists of a cloakroom, a generous size dual aspect sitting room, separate dining room/study, plus a well appointed kitchen / breakfast room being two distinct areas, the former offering an excellent range of matching eye and base level units together with ample work surfaces. To the first floor there are then 4 bedrooms all with built-in wardrobes and a family shower room. The property itself is approached via a block pavia driveway giving some off street parking which in turn leads to an attached garage. A particular feature of this lovely home is the rear garden which offers excellent width to the plot incorporating a wide paved sun terrace, further terraced area with arbour over opening out onto an excellent expanse of lawn surrounded by some well stocked flower and shrub beds together with mature trees. In total the garden extends to 68ft x 36ft (21m x 11m) and also incorporates a timber constructed summer house.



SITUATION

The property is located in a quiet residential road within easy access of the village centre which offers an excellent range of local independent shops as well as 2 supermarkets, a doctors and dentist surgery, a library and a post office. Bookham train station is approximately ½ mile away and offers a commuter service into London Waterloo and Victoria via Leatherhead. The M25 can be reached at junction 9 on the outskirts of Leatherhead, giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside including Bookham Common which is National Trust owned. Also within the local area are excellent schools both in the state and private sectors including Eastwick, Howard of Effingham and Manor House School.

