



**89 Woodlands Road, Bookham,
Surrey, KT23 4HL**

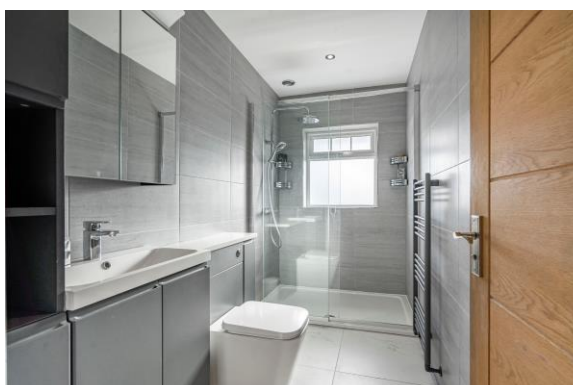
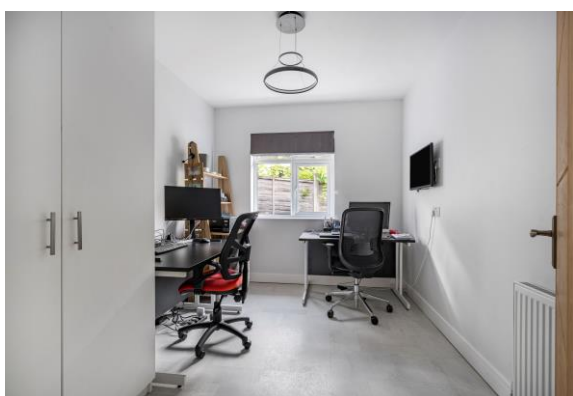
£1,050,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Take the 3rd turning on your left hand side into Woodlands Road and number 89 can be found approximately half way up on your left hand side.

Local Authority

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

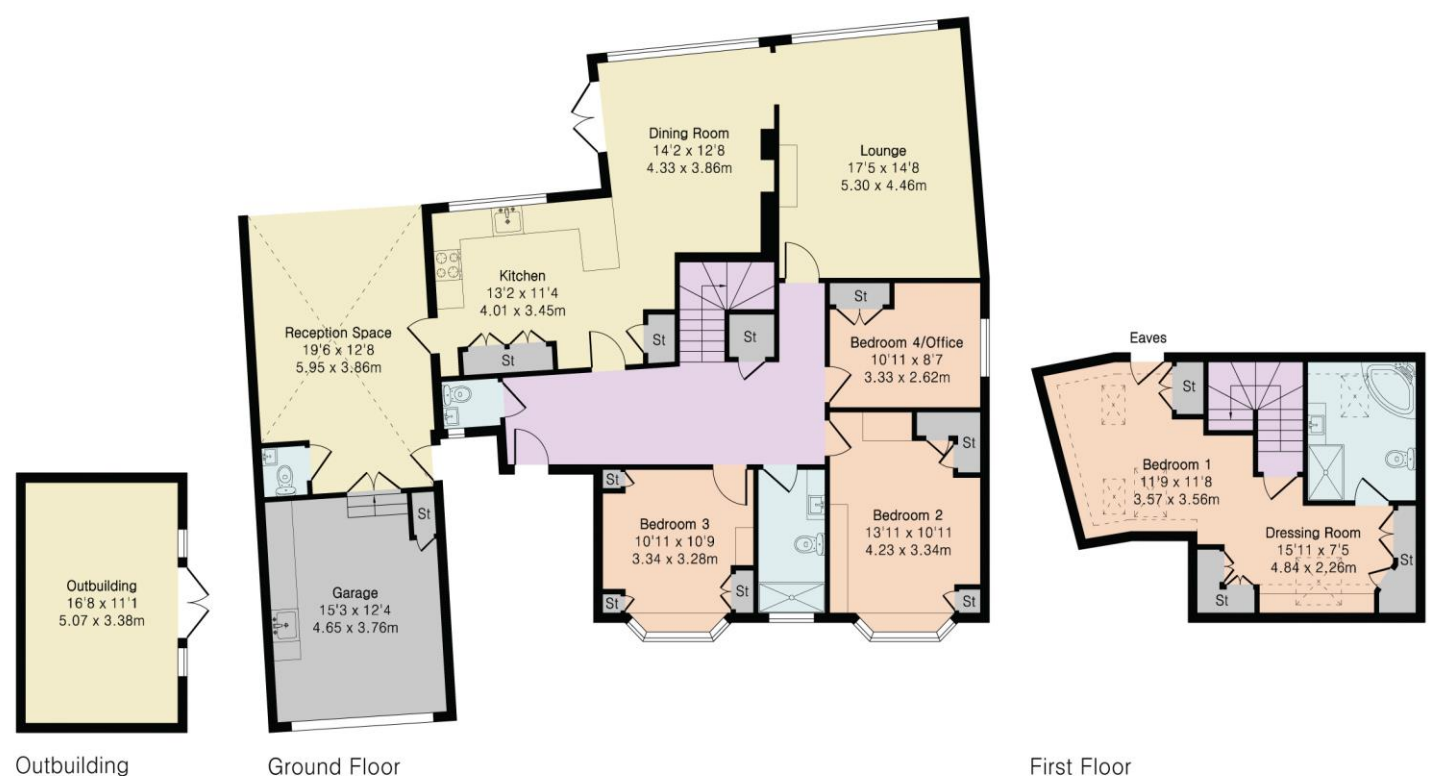


Approximate Gross Internal Area 1874 sq ft - 174 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 1485 sq ft - 138 sq m

First Floor Area 389 sq ft - 36 sq m

Outbuilding Area 184 sq ft - 17 sq m



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (91-95)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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.

**89 Woodlands Road, Bookham, Surrey,
KT23 4HL**
A superbly appointed 3/4 bedroom detached home offering flexibility of accommodation, a delightful rear garden, situated in an extremely popular semi rural location. NO ONWARD CHAIN

THE PROPERTY

This highly desirable chalet bungalow has over a number of years been extended and extensively modernised enabling the property to now benefit from a light, bright and contemporary feel as well as flexibility of accommodation. On the ground floor this consists of a good size entrance hall, cloakroom, 2/3 bedrooms all providing built-in wardrobes with the heart of the home to be found towards the rear of the property incorporating an open plan lounge / dining room / kitchen, the former offering a central log burning stove access from both sides and the latter providing an excellent range of contemporary units with granite worktops and a breakfast bar. Also accessed via the kitchen is a useful covered area with cloakroom and hot tub currently used as a gym. To the first floor there is then a master bedroom suite with dressing room and ensuite bathroom. The property itself if approached via a pea shingle driveway giving an excellent amount of off street parking which in turn leads to an attached garage. The rear garden is a joy to behold and offers an excellent expanse of lawn, a wide paved sun terrace, screened to all sides via mature trees and hedging. In total the garden extends to approximately 200ft x 60ft (60m x 18m) and also incorporates a **detached outbuilding** which could easily be used as a home office or something similar.



SITUATION

The property is located in a much sought after semi-rural location with some delightful countryside much of which is National Trust owned located towards the end of Woodlands Road. There are local shops offering an excellent range of amenities with Bookham and Effingham village centres close by whilst the larger retail centres of Guildford and Leatherhead are only 15 to 20 mins drive away. Effingham train station is approximately 2 miles away providing a commuter service into 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. Also within easy reach are highly respected schools both in the state and private sectors including the well renowned Howard of Effingham senior school.

