



£895,000 Freehold

12 Gilma's, Great Bookham, Surrey,
KT23 4RP



Directions

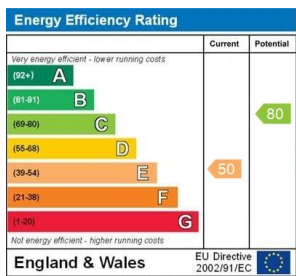
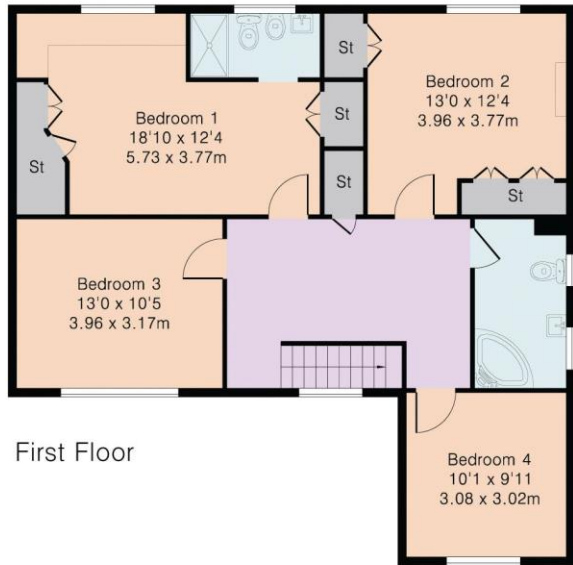
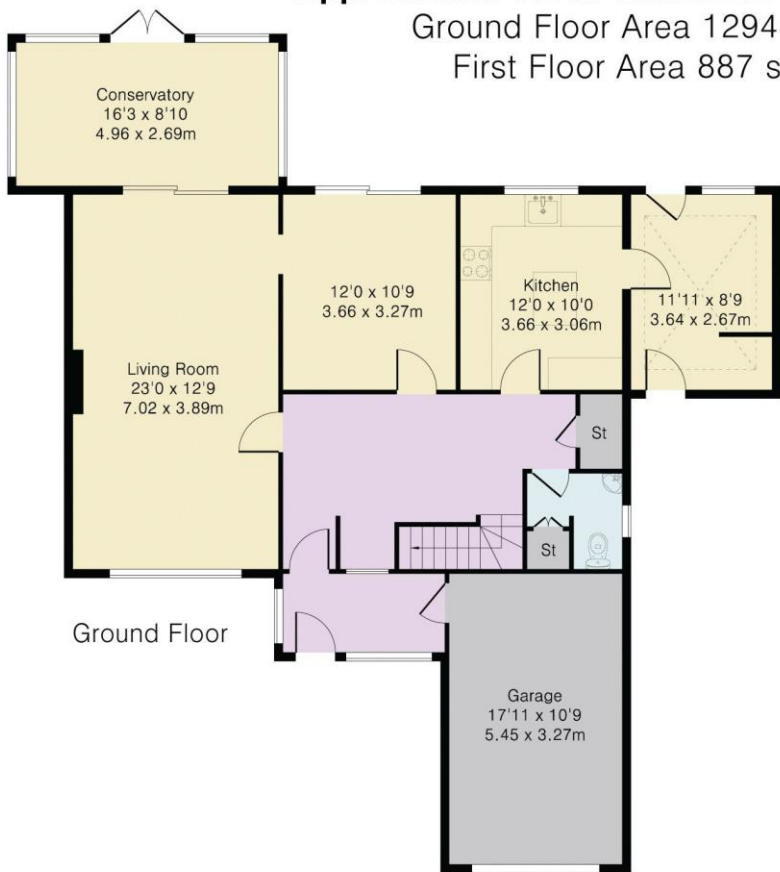
From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along taking the 5th turning left hand side into Gilma's. whereby number 12 can be found on your right hand side.

Local Authority

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



Approximate Gross Internal Area 2181 sq ft - 202 sq m
Ground Floor Area 1294 sq ft – 120 sq m
First Floor Area 887 sq ft – 82 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.

**12 Gilmais, Great Bookham, Surrey,
KT23 4RP**

A particularly spacious 4 bedroom detached home offering a superb southerly aspect rear garden, situated in a highly regarded cul de sac within easy reach of Bookham Village. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1963 this desirable family home would in our opinion now benefit from a programme of re-decoration and modernisation but does provide an excellent opportunity to create a lovely family home. Currently the accommodation consists of a generous size entrance hall, dual aspect living room with patio doors leading through to the conservatory enjoying a pleasant aspect over looking the delightful rear garden, separate dining area, kitchen and large utility room. To the first floor there are then 4 bedrooms, master with en-suite shower room in addition to the family bathroom. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to an attached garage. Side gated access leads to the rear garden which incorporates a wide paved sun terrace leading on to an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to136ft x 52ft (41m x 15m) and benefits from a sunny southerly aspect.



SITUATION

The property is located within a popular cul de sac just under 1/2 mile from Bookham village centre which provides an excellent range of local shops to include 2 small supermarkets, doctors and dentist surgery, a post office, a library and a number of independent retailers. Bookham train station is approximately 1 mile away and offers a commuter service to 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. Surrounding the village is miles of open countryside much of which is National Trust owned.

