



**12 Bookham Grove, Great Bookham,
Surrey, KT23 4NS**

O.I.E.O £425,000

Directions

From our office in Great Bookham, proceed to the top of the High Street turning left onto the A246 Guildford/ Leatherhead Road, take the first right onto the Leatherhead Road which becomes Lower Shott where the entrance to Bookham Grove can be found on your left hand side and number 12 can be found a short way along on the left hand side

Local Authority

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

Approximate Gross Internal Area 736 sq ft - 68 sq m (Excluding Garage)

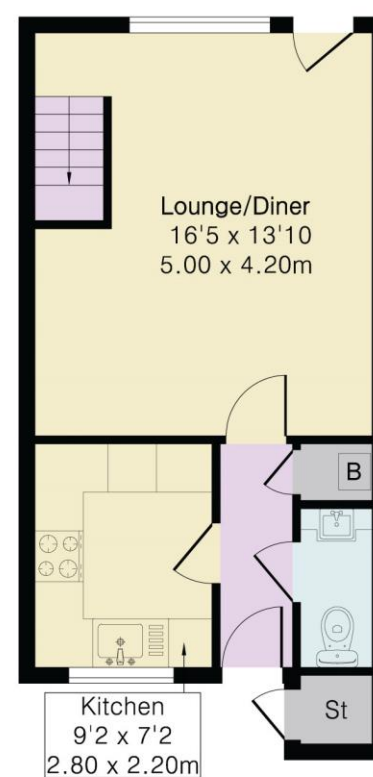
Ground Floor Area 364 sq ft – 34 sq m

First Floor Area 372 sq ft – 34 sq m

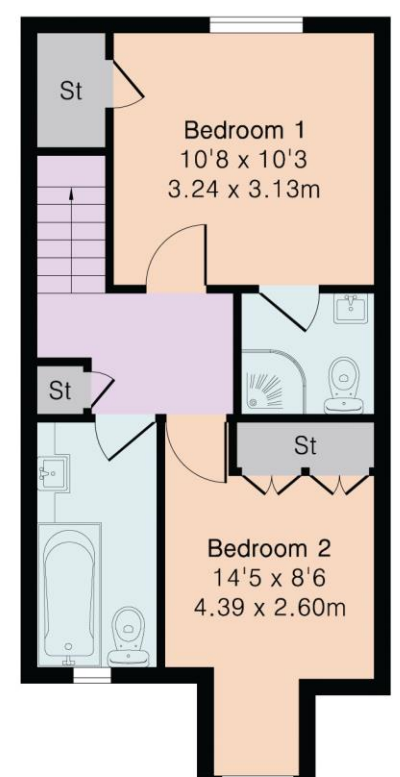
Garage Area 161 sq ft – 15 sq m



Garage



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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.

12 Bookham Grove, Great Bookham, Surrey, KT23 4NS
An extremely well appointed 2 bedroom mid terrace home offering a well maintained private garden situated in the heart of Bookham Village “No Onward Chain”.

THE PROPERTY
Originally constructed in 1985 this popular style of home has been updated and enhanced over a number of years enabling the property to now offer light, bright and contemporary accommodation. On the ground floor this consist of an entrance hall, cloakroom, spacious lounge/dining room enjoying a lovely aspect overlooking the delightful communal gardens. The kitchen incorporates a good range of matching eye and base level units together with ample work surfaces and a number of integrated appliances. To the first floor there are then 2 bedrooms with the master benefitting from an en- suite shower room in addition to the family bathroom. Other benefits include a garage en-bloc with power and light, further guest parking and lovely communal gardens being extensively laid to lawn.

Lease: 999 Years from 1.08.2985
Maintenance: £1,850 PA



SITUATION
The property is located in delightful grounds of the sought after Bookham Grove Manor House just a few hundred yards from The High Street which offers an excellent range of amenities including 2 small supermarkets, doctors and dentist surgeries, a post office, a library and a number of other independent retailers. There are bus routes nearby connecting Guildford, Leatherhead and Epsom. Bookham train station is also within easy reach providing a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving easy access to both Heathrow and Gatwick airports. Also close by is some delightful countryside much of which is National Trust owned.

