



3 Beckley Cottages, Leatherhead
Road, Bookham, Surrey KT23 4RW

£425,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Leatherhead Road. Proceed along until you come to Beckley Suzuki garage on your left hand side and number 3 can be found a short way along on your left hand side.

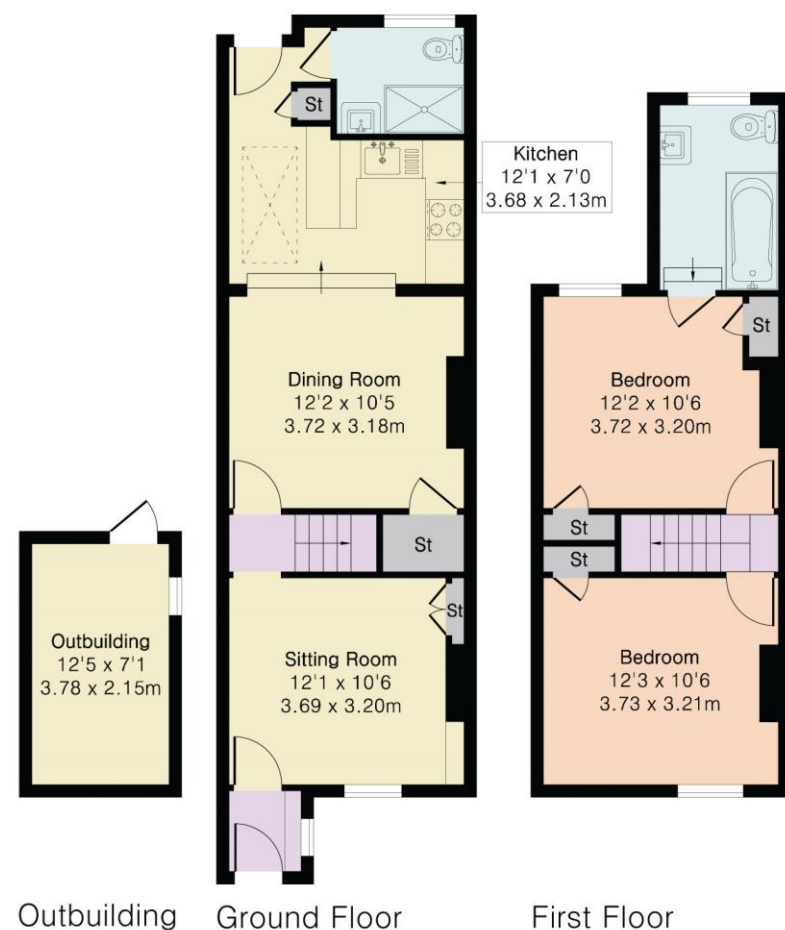
Local Authority

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



Approximate Gross Internal Area 848 sq ft - 79 sq m (Excluding Outbuilding)

Ground Floor Area 484 sq ft – 45 sq m
First Floor Area 364 sq ft – 34 sq m
Outbuilding Area 88 sq ft – 8 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		

Ref: 11/25/4212

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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 Beckley Cottages, Leatherhead Road,
Bookham, Surrey KT23 4RW**

A beautifully presented two bedroom mid terrace cottage offering a large rear garden combined with being situated within easy reach of shops catering for daily needs.

THE PROPERTY

Originally constructed in the early 1900s this truly delightful cottage provides an immense amount of charm and character combined with modern stylish accommodation. On the ground floor this consists of a dining room with a central feature fireplace, separate living room again with a feature fireplace leading through to the lovely kitchen/breakfast room providing an excellent range of contemporary eye and base level units, which in turn leads to a modern ground floor shower room. To the first floor there are then two double bedrooms both with built-in wardrobes and a modern family bathroom. The rear garden provides a patio leading onto an excellent expanse of lawn screened by mature trees. In total the garden extends to 128ft x 14ft (39m x 4.2m) and also incorporates a useful brick built utility / storage ..



SITUATION

The property is located within easy reach of Bookham village centre which offers a good range of local amenities including two small supermarkets, doctors and dentist surgeries, a post office, coffee shops and a number of independent retailers. Bookham train station is approximately 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools closeby both in the state and private sector including the well renowned Howard of Effingham senior school.

