



HENSHAWS



4 Park Green, Bookham, Surrey  
KT23 3NL

£850,000 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 2<sup>nd</sup> turning on your left hand side into Eastwick Park Avenue and then first left into Greenacres and first left again into Park Green with number 4 to be found on the right hand side.

#### Local Authority

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

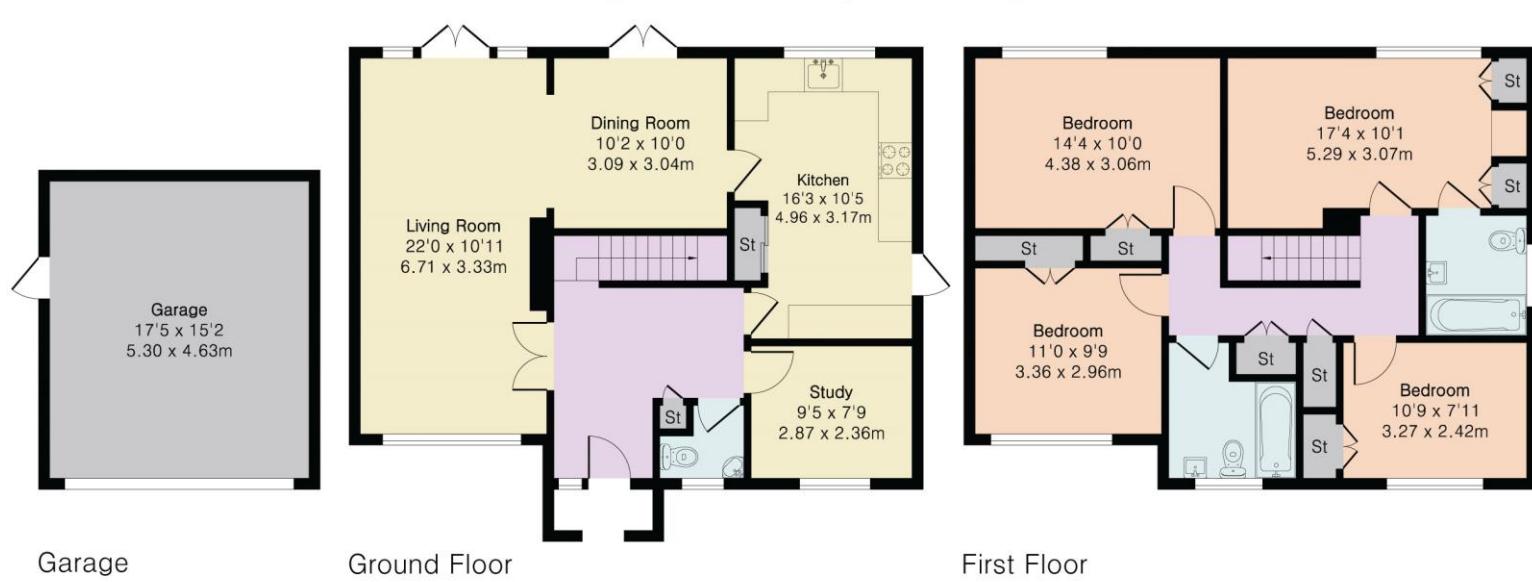


Approximate Gross Internal Area 1532 sq ft - 142 sq m  
(Excluding Garage)

Ground Floor Area 766 sq ft - 71 sq m

First Floor Area 766 sq ft - 71 sq m

Garage Area 264 sq ft - 25 sq m



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[www.henshaws.net](http://www.henshaws.net)



**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 enquiries 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.

## 4 Park Green, Bookham, Surrey KT23 3NL

A good size 4 bedroom detached house offering a lovely rear garden situated in a popular cul de sac offering easy access to the village centre and train station. NO ONWARD CHAIN.

### THE PROPERTY

Originally constructed in 1976 this popular style of home provides well proportioned accommodation to both ground and first floor. The former consists of a cloakroom, spacious dual aspect living room, separate dining room and a generous size kitchen / breakfast room. The former incorporating a good 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, master with ensuite bathroom in addition to the family bathroom. The property itself is approached via its own driveway giving off street parking which in turn leads to a detached double garage. Side gated access then leads to the rear garden which provides a crazy paved patio leading onto a generous expanse of lawn screened by well stocked flower and shrub beds together with mature trees. In total the garden extends 53ft (narrowing to 16.5ft) x 53ft.



### SITUATION

The property is located in a popular cul de sac location offering easy access to Bookham village centre which has an excellent range of shops to include two small supermarkets, doctors and dentist surgeries, a post office and a number of other independent retailers. Bookham train station offers a commuter service into London Waterloo and Victoria via Leatherhead which is just over  $\frac{1}{2}$  mile away. 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 are miles of open countryside much of which is National Trust owned including Bookham Common and Norbury Park. Also close by are excellent schools both in the state and private sector.

