



# HENSHAWS



2 The Firs Lower Road Bookham  
KT23AE

£1,100,000 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 4<sup>th</sup> turning on your left hand side into The Firs and number 2 can be found towards the back of the development.

## Local Authority

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



Approximate Gross Internal Area 1815 sq ft - 169 sq m  
(Excluding Garage)

Garage Area 318 sq ft - 30 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.



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A particularly spacious 4 bedroom detached bungalow offering a good size rear garden situated in a sought after cul de sac offering easy access to the village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1990’s this lovely detached home does in our opinion provide extremely well proportioned and flexible accommodation. Currently this consists of a dual aspect living room, large kitchen / breakfast room with the former providing an excellent range of matching eye and base level contemporary units together with ample work surfaces and space for a good size dining table, separate utility room, study, dressing room and a large conservatory enjoying a pleasant aspect overlooking the rear garden. In addition there are 4 bedrooms, master with en-suite shower room in addition to the family bathroom with a spa bath. The property itself is approached via a pea shingle driveway giving an excellent amount of off street parking which in turn leads to a detached double garage. Side gated access then leads to the rear garden which offers a wide paved sun terrace opening out onto a good expanse of lawn screened to all sides by mature trees and also incorporating a shed. In total the garden extends to 47ft x 77ft (14m x 23m).



SITUATION

The property is located in a sought after cul de sac within easy reach of Bookham village centre which provides an excellent range of amenities to include 2 small supermarkets, doctors and dentist surgeries, a library, post office and number of other independent retailers. Bookham train station is approximately 1 ½ miles 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. Also within easy reach area are excellent schools both in the state and private sector, Including the well renowned Howard of Effingham senior school. Surrounding the village is miles of open countryside much of which is National Trust owned.

