



# HENSHAWS



52 Newenhan Road, Bookham, Surrey  
KT23 4NJ

£550,000 Freehold

**Approximate Gross Internal Area 958 sq ft - 88 sq m  
(Excluding Outbuilding)**

Ground Floor Area 479 sq ft - 44 sq m

First Floor Area 479 sq ft - 44 sq m

Outbuilding Area 51 sq ft - 5 sq m



#### Local Authority

Mole Valley District Council Tel: 01306 885001

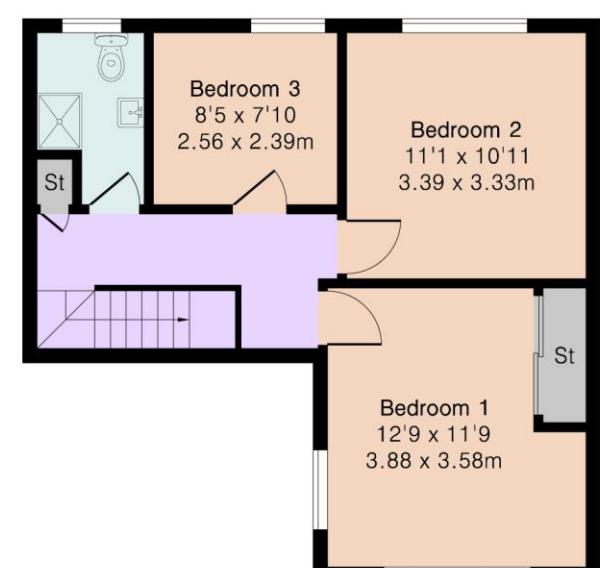
Council Tax Band: E



Outbuilding



Ground Floor



First Floor

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	

67

83

Ref: 4230

[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.

HENSHAWS

## 52 Newenham Road, Bookham, KT23 4NJ

A 3 bedroom end of terrace house offering a large south westerly aspect rear garden situated within walking distance of Bookham village centre. NO ONWARD CHAIN.

### THE PROPERTY

Originally constructed in the 1950s this popular style of home does in our opinion offer well proportioned accommodation to both ground and first floor as well as good potential to extend subject to the usual planning consents. Currently this accommodation consists on the ground floor of a cloakroom, a generous size dual aspect lounge/dining room and a separate kitchen with a good range of eye and base level units. To the first floor there are then 3 bedrooms and a family shower room. The property itself is approached via its own driveway giving a some off street parking. A particular feature of the property is the excellent size rear garden incorporating a wide paved sun terrace leading onto a good expanse of lawn screened to all sides via mature trees. In addition there is also an outside brick built storage unit, garden shed and greenhouse. In total the garden extends to 103ft x 33ft (31m x 10m) and benefits from a sunny south westerly aspect.



### SITUATION

The property located on the popular south side of the village within walking distance of a good range of shops to include 2 small supermarkets, doctors and dentist surgeries, a post office, a library and a number of other 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. Also within the area are excellent schools both in the state and private sectors including the well renowned Howard of Effingham secondary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

