



Directions

From our office in Great Bookham proceed to the bottom of the high street leading straight over the crossroads into Church Road. Follow the road along passing Bookham train station on your right hand side then at this point take the 2nd turning on your right into Burnhams Road. At the end of this road turn left into Atwood and 9 can be found on your left hand side.

Local Authority

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



Approximate Gross Internal Area 3077 sq ft - 286 sq m (Excluding Garage)

Ground Floor Area 2011 sq ft – 187 sq m

First Floor Area 1066 sq ft – 99 sq m

Garage Area 489 sq ft – 45 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 93 A | 94 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 4224

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 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.

9 Atwood Little Bookham KT23 3BQ

A beautifully presented 4 bedroom detached home offering a lovely south easterly facing rear garden situated in a highly regarded Private Estate.

THE PROPERTY

Originally constructed in the 1970's this sought after residence has in the last 10 years undergone an extensive programme of enlargement and modernisation enabling the property to now benefit from spacious accommodation as well as a light, bright and contemporary feel. On the ground floor this consists of an entrance hall, cloakroom, large double aspect living room, separate family room with the heart of the home to be found in the open plan kitchen/dining room, the former providing an excellent range of matching eye and base level contemporary units together with a breakfast bar and space for a large dining table. To the side and rear there are bi-folding doors opening out onto the rear terrace and garden. In addition there is also a separate utility room. To the first floor there are 4 bedrooms, 2 with en-suite facilities in addition to the family bathroom. The property itself is approached via an in and out driveway giving an excellent amount of off street parking which in turn leads to a double garage to the left and a single garage to the right. A particular feature of the property is the lovely rear garden providing a wide paved sun terrace leading onto an excellent expanse of lawn enjoying a sunny southerly aspect. In total the garden extends to 111ft x 90ft (33m x 27m) Other benefits include further potential for a first floor side extension Reference - MO-2015-1780.



SITUATION

The property is located in the sought after Maddox Park Private Estate approximately 1 mile from Bookham Village centre which offers an excellent range of local shops to include 2 supermarkets, a post office, doctors and dentist surgeries, a library and a number of other independent retailers. Also within a short walk is a convenience store catering for daily needs. Bookham train station is approximately ¼ mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at Junction 9 or junction 10 providing good access to both Heathrow & Gatwick airports. Also within easy reach is Great Bookham Common which is National Trust owned providing some delightful walks and views. There are excellent schools in the area both in the state and private sectors.

