Flat 5 Heathside, Burnhams Road, Little Bookham, Surrey KT23 3AX

£450,000 Share of Freehold

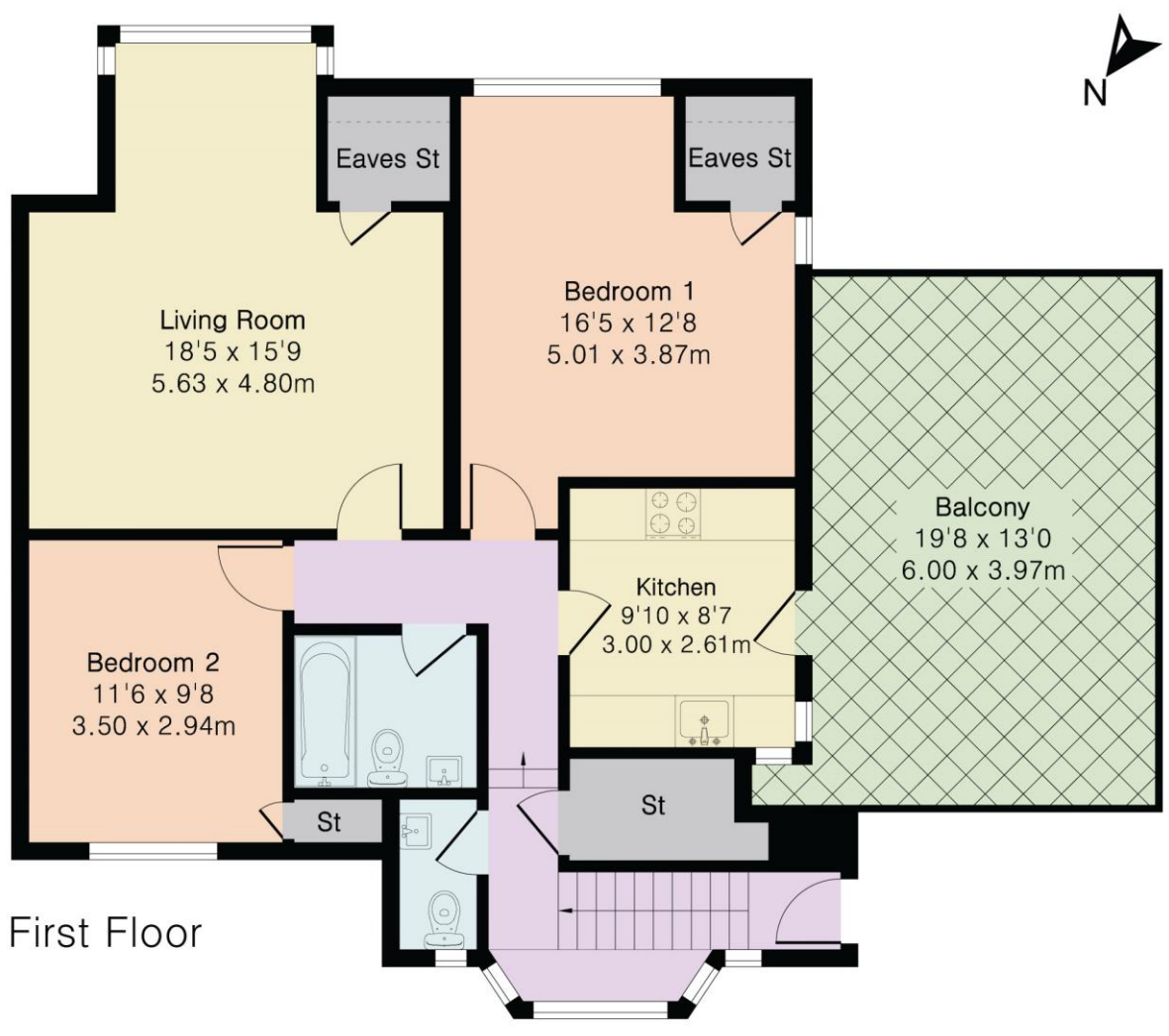
Directions

From our office in Great Bookham proceed to the bottom of the High Street proceeding straight over the crossroads into Church Road. Follow this road along passing Bookham train station on your right hand side and proceed to take the 3rd turning on your right hand side into Burnhams Road. As you reach the 1st bend branch right into Longheath Drive and then you approach the entrance to Heathside with number 5 to be found in front of you.

Local Authority

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

Approximate Gross Internal Area 859 sq ft - 80 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 and well presented 2 bedroom first floor maisonette situated in a highly regarded private residential road offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally converted in 2009 by respected local developers Latchmere Properties Ltd this charming character home provides well proportioned accommodation to include 2 double bedrooms, a family bathroom and a cloakroom. The living room/dining room is also of good size and the kitchen incorporates a comprehensive range of modern matching eye and base level contemporary units together with ample work surfaces. A glazed door then leads to a delightful private decked sun terrace, ideal for Alfresco dining. Other benefits include 1 covered allocated parking space plus some visitor parking.

Lease: Share of Freehold
Maintenance: £1,500 PA
Private Road Charge: £1,031 PA

SITUATION

The property is located in a sought after private road within easy reach of Bookham Train Station with direct trains to London Waterloo and Guildford. Also close by is Bookham Common which is National Trust owned providing some delightful walks and countryside. Bookham village is approximately ¾ mile away and has an excellent range of local amenities including 2 supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. The town centres of Dorking, Epsom, Kingston and Guildford are all within a 10 -15 mile radius and the M25 can be reached at junction 9 Leatherhead giving motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector including the well respected Howard of Effingham Secondary School.