



**6 Lower Shott, Bookham, Surrey
KT23 4LR**

£600,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Take the 1st turning on your right hand side into Leatherhead Road, which becomes Lower Shott and number 6 can be found on your right hand side just after the parade of shops.

Local Authority

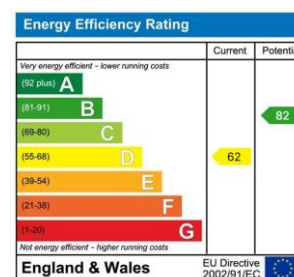
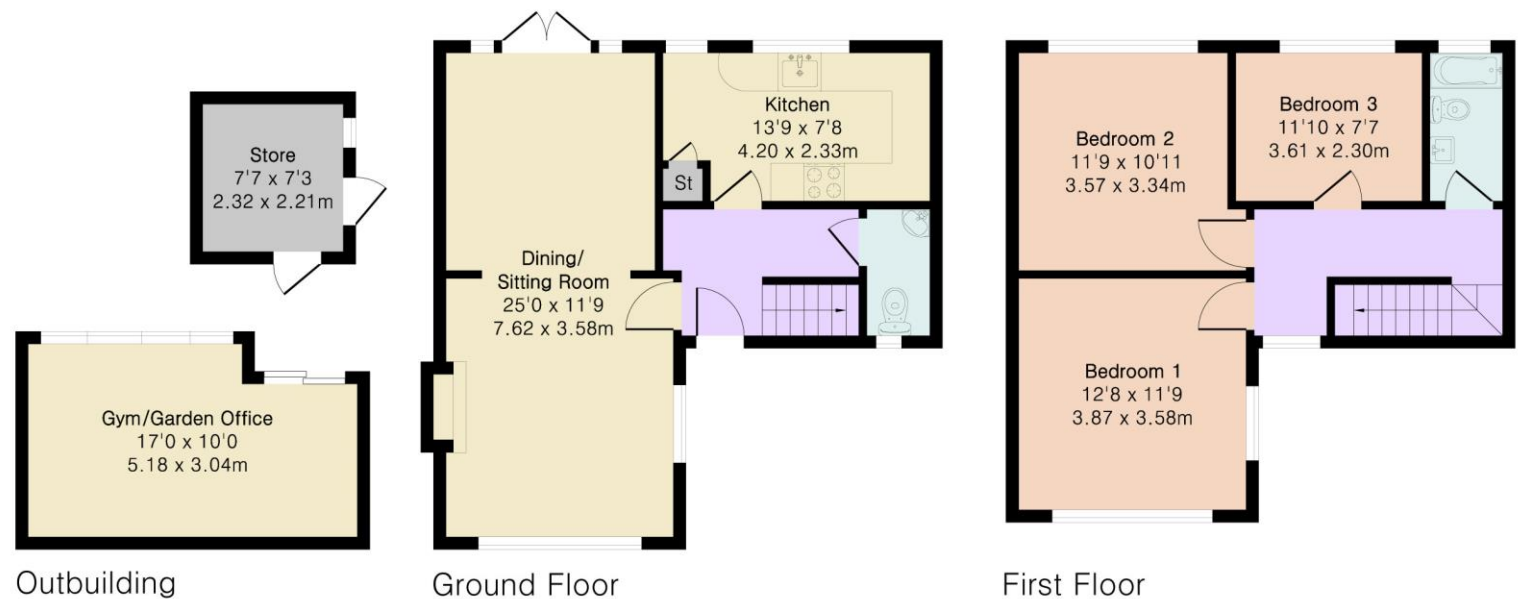
Mole Valley District Council Tel: 01306 885001
Council Tax Band: D

Approximate Gross Internal Area 960 sq ft - 89 sq m (Excluding Outbuilding)

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 471 sq ft – 44 sq m

Outbuilding Area 212 sq ft – 20 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 superbly appointed 3 bedroom end of terrace home offering a delightful rear garden situated within walking distance of Bookham village centre.

THE PROPERTY

Originally constructed in the 1950s this popular style of home has in the last few years undergone a comprehensive programme of redecoration and modernisation enabling the property to now benefit from a light bright and contemporary feel. On the ground floor this consists of a cloakroom, a particularly spacious sitting room/dining room being in two distinct areas and also offering a central feature fireplace and double opening doors onto the lovely rear garden. The kitchen provides an excellent range of matching eye and base level units together with ample granite work surfaces. To the first floor there are then 3 bedrooms and a luxury family bathroom. The property itself is approached via a block pavia driveway giving a good amount of off street parking. A particular feature of this lovely home is the very well maintained rear garden providing a wide paved sun terrace leading on to a good expanse of lawn also incorporating a further raised deck sun terrace with retractable pergola over, **detached home office/gym** with full power and light. In total the garden extends to 48ft x 36ft (14m x 11m).



SITUATION

The property located on the popular south side of the village within walking distance of a good range of local 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 catering for all age groups.

