

4 Edenside Road, Bookham, Surrey, KT23 3JB

£280,000 Leasehold

Directions

From our office in Great Bookham proceed to the bottom of the high street proceeding straight across the crossroads taking the 5th turning on your left hand side into Edenside Road. Proceed along passing Douglas House on your right hand side and number 4 can be found also on your right hand side.

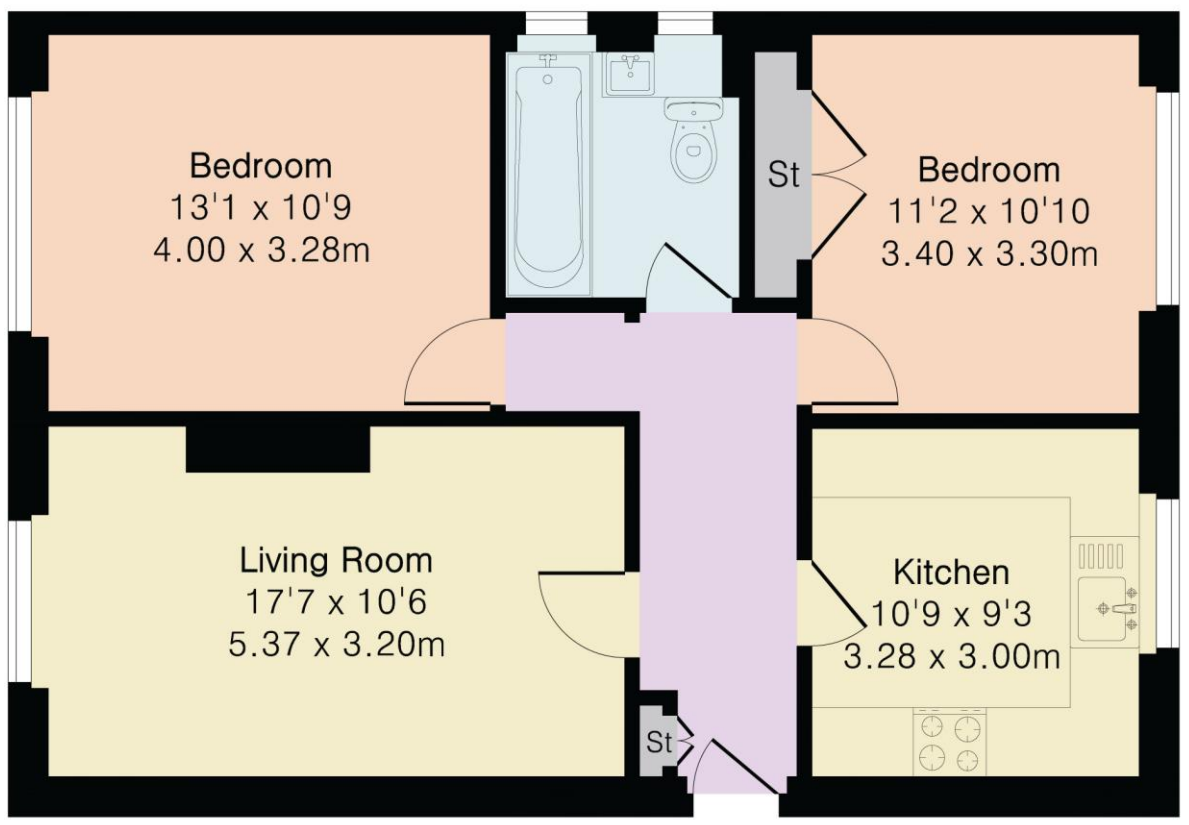
Local Authority

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

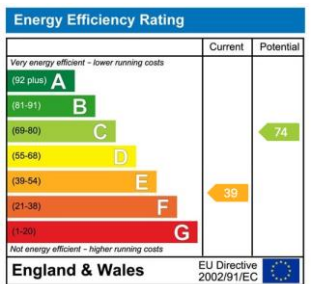




Approximate Gross Internal Area 697 sq ft - 65 sq m
(Excluding Outbuilding)
Outbuilding Area 26 sq ft – 2 sq m



Outbuilding First Floor



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

Ref: 7.26.4290

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.

4 Edenside Road, Bookham, Surrey
KT23 3JB

A beautifully appointed two bedroom first floor apartment situated within easy reach of Bookham station and Common.

THE PROPERTY

This popular style of apartment has in the last couple of years undergone an extensive programme of modernisation and redecoration which in our opinion now enables the property to benefit from extremely light, bright and stylish accommodation. Currently this consists of a welcoming entrance hall, good size lounge/dining room with wood effect flooring, excellent kitchen incorporating a comprehensive range of matching eye and base level units together with ample work surfaces and a number of integrated appliances. In addition there are 2 double bedrooms, one with a built in wardrobe plus a lovely modern family bathroom. Other benefits include UPVC double glazing, newly installed electric heating (1.01.2025) complete rewire certificate December 24 and communal gardens.

Lease: 86 years (The vendor is currently in the process of having the Lease extended)

Service Charge: £ 1,051 PA

Ground Rent: £10 PA







SITUATION

The property is situated approximately ¾ mile from Bookham Village centre which offers an excellent range of amenities including 2 small supermarkets, a doctors and dentists surgeries, a post office, a library and a number of other independent retailers. Bookham train station which is a 5 minute walk, 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 & Gatwick airports. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham Secondary school.

