



14 Springvale Close, Bookham, Surrey
KT23 4RD

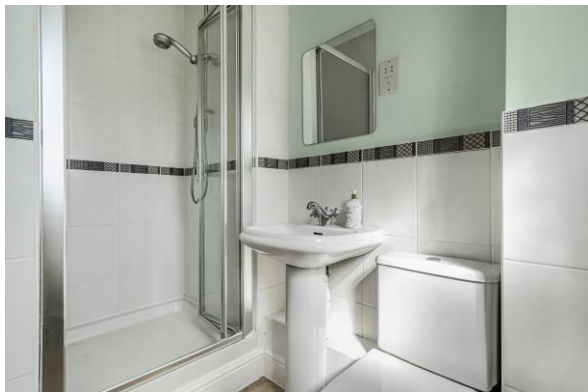
£575,000 Freehold

Directions

From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along taking the third turning on your left hand side into Springvale Close and number 14 can be found towards the front of the development on the right hand side.

Local Authority

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

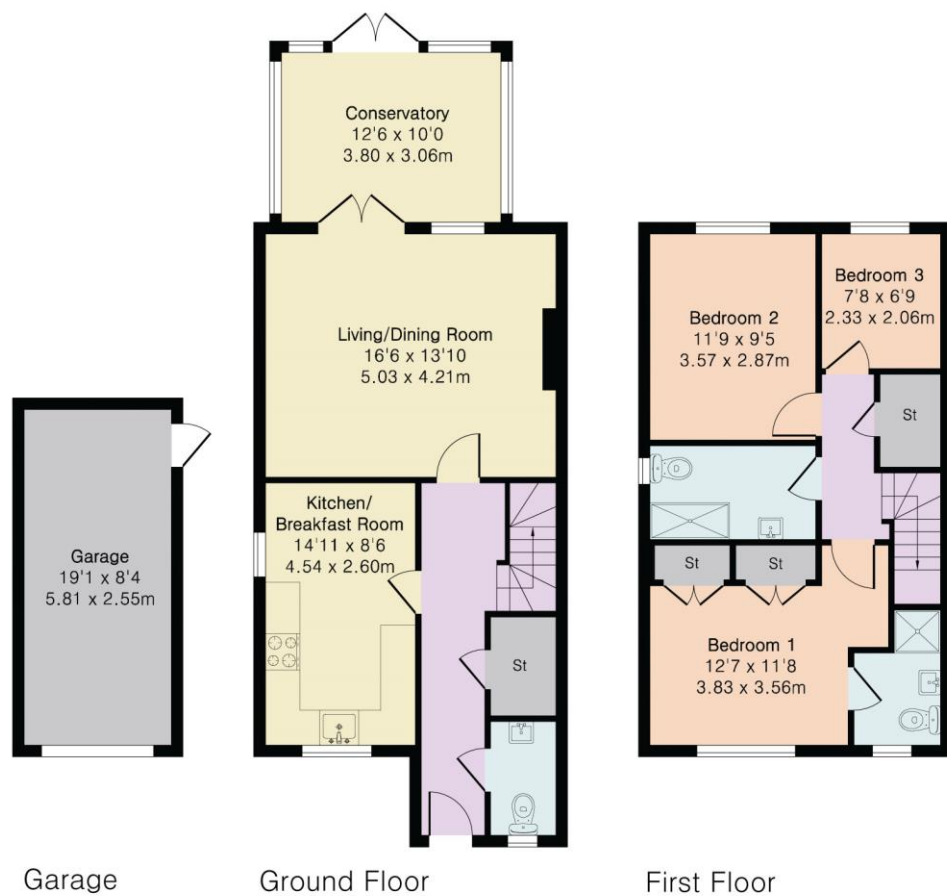


Approximate Gross Internal Area 1126 sq ft - 105 sq m (Excluding Garage)

Ground Floor Area 647 sq ft – 60 sq m

First Floor Area 479 sq ft – 45 sq m

Garage Area 159 sq ft – 15 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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: 4197

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.

**14 Springvale Close, Bookham, Surrey
KT23 4RD**

A well presented 3 bedroom semi detached home offering a private rear garden and situated in a sought after cul de sac location within walking distance of Bookham village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 2002 by Charles Church this popular style of semi detached home offers well proportioned accommodation to both ground and first floor. The former consists of a cloakroom, good size living room with double opening doors through to a conservatory which in turn leads to the rear terrace and garden. The kitchen provides a comprehensive range of eye and base level units together with ample work surfaces and a number of integrated appliances. To the first floor there are then 3 bedrooms, master with ensuite shower room in addition to the family bathroom. The rear garden is of good size extending to 23ft x 17.7ft (7m x 5.3m) and is extensively laid to lawn. Other benefits include an allocated parking space and garage in addition to some guest parking. The property is also to be sold with no onward chain.



SITUATION

The property is located within walking distance of Bookham village centre which has an excellent range of local shops to include 2 supermarkets, a post office, doctors and dentists surgery, a library and a number of other independent retailers. Bookham station is approximately 1 mile away and offers 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. Surrounding the village is miles of open countryside much of which is National Trust owned.

