



40 Guildford Road, Great Bookham, Surrey, KT23 4JH

Asking Price £305,000



- FIRST FLOOR MAISONETTE
- SPACIOUS LIVING ROOM
- TWO GOOD SIZE DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- IDEAL FIRST BUY OR INVESTMENT
- WITHIN A FEW MINUTES WALK OF BOOKHAM VILLAGE
- KITCHEN
- BOARDED LOFT OFFERING ADDITIONAL STORAGE
- SINGLE GARAGE IN SEPARATE BLOCK
- NO ONWARD CHAIN

Description

This first floor maisonette is ideally situated within minutes' walk of Bookham High Street and benefits from a private garden, garage and a very long lease. There are two good sized bedrooms and ample storage in the loft space.

The front door leads upstairs to a landing with access to the spacious lit and boarded loft with a pull down ladder. There are two bedrooms, one large double and one smaller double with storage cupboards and an area which could easily be used as a study. There is a bathroom comprising a white suite with wc, sink, bath and shower over.

The kitchen is fitted with white Shaker style units and wood effect worktops with electric double oven, five ring gas hob, freestanding fridge freezer, washing machine and room for a small breakfast table. The living room is a lovely room with a open fire and large window overlooking the garden.

To the rear of the property a pathway takes you to a private garden with summer house, feature patio and mature trees and shrubs. The property also benefits from a single garage situated in a block of five.

Situation

Located just minutes walk from Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, two supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

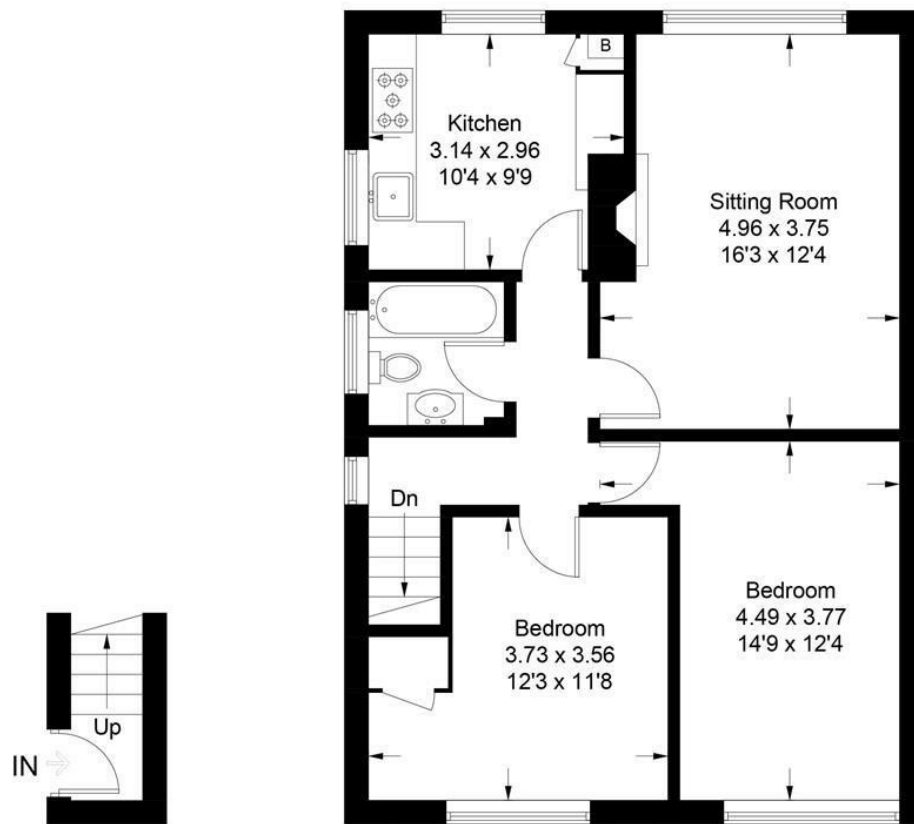
A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore, all accessible open countryside for walking and cycling and there is a plethora of sports clubs to choose from.

Bookham station is 1.5 miles away and offers frequent services to London and with easy access to the A3 and the M25, this property is perfectly located for your commute either by rail or road.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 years from 24.06.56 (930 years remaining)
Maintenance	Owners responsibility
Ground Rent	£12 per annum



Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID669423)

www.bagshawandhardy.com © 2020

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrikgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

