



**5 Vincent Mews Bookham, Surrey  
KT23 4FP**

**£395,000 Freehold**

**Directions**

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along and the entrance to Vincent Mews can be found on your left hand side just opposite Downs Way.

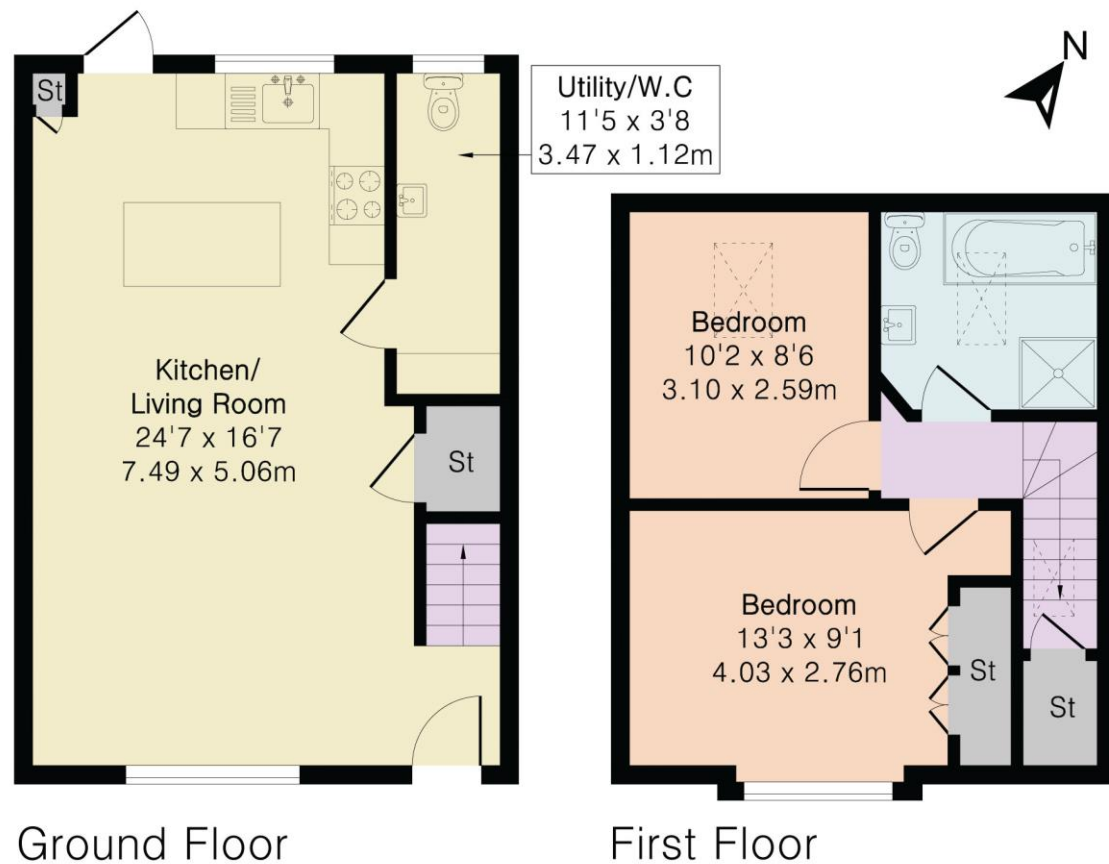
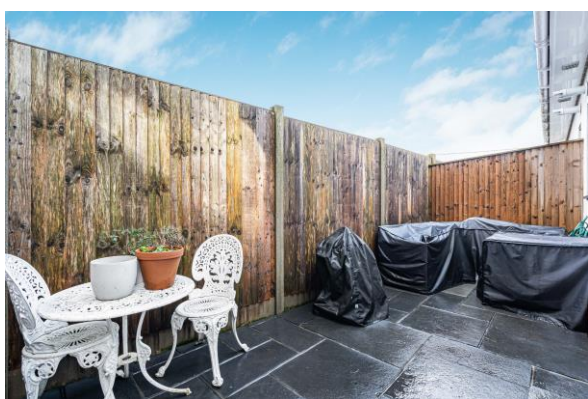
**Approximate Gross Internal Area 738 sq ft - 69 sq m**

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 330 sq ft – 31 sq m

**Local Authority**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		97
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		

**Bookham Office**  
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[www.henshaws.net](http://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.

## 5 Vincent Mews, Bookham, Surrey KT23 4FP

A superbly appointed 2 bedroom semi detached home offering a private terraced garden situated in a gated development within easy reach of the village centre.

### THE PROPERTY

Originally constructed in 2021 this lovely home does in our opinion provide well proportioned accommodation to both ground and first floor as well as a light bright and contemporary feel. On the ground floor this consists of a cloakroom/ utility room, generous size openplan living room/kitchen/breakfast room, the latter incorporating an excellent range of matching eye and base level units together with granite work tops, a central island unit and space for a dining table. To the first floor there are then 2 bedrooms and family bathroom/shower. Other benefits include a private terraced garden and an allocated parking space.

Service Charge: £1,212.00 PA

Maintenance: £340.00 PA



### SITUATION

The property is located within easy reach of Bookham village centre which offers a good range of local amenities including 2 small supermarkets, doctors and dentist surgeries, a post office, coffee shops and a number of 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. There are excellent schools close by both in the state and private sector including the well renowned Howard of Effingham senior school.

