



HENSHAWS



47 Sole Farm Road, Bookham, Surrey KT23 3DQ

£725,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street continuing straight over the squareabout onto Church Road. Continue along taking the 2nd turning on your left hand side into Sole Farm Road, proceed to the end of this road and number and number 47 can be found immediately in front of you.

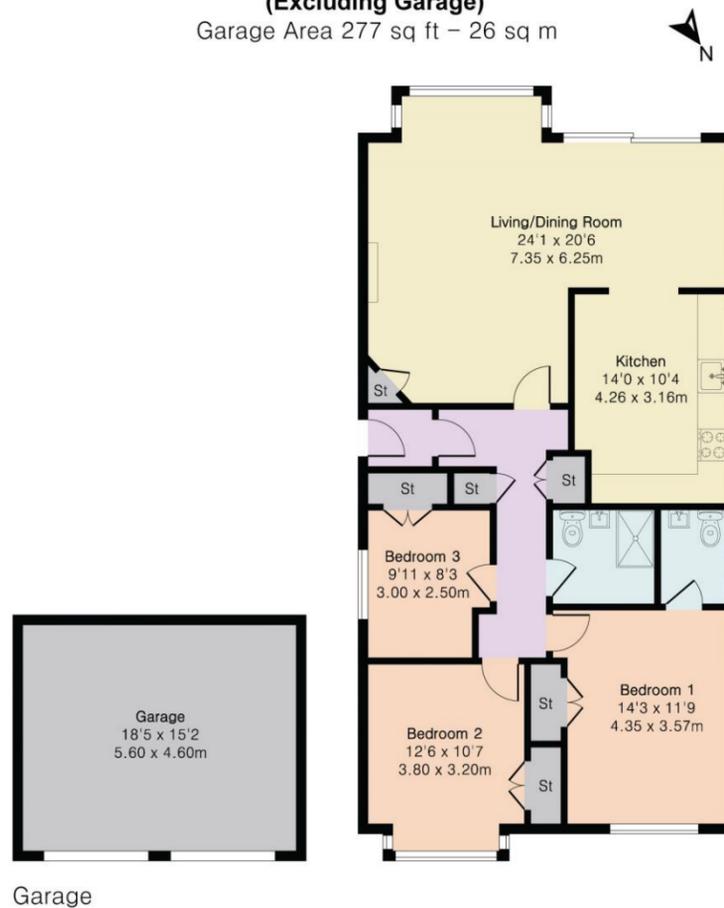
Local Authority

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



Approximate Gross Internal Area 1139 sq ft - 106 sq m
(Excluding Garage)

Garage Area 277 sq ft - 26 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		

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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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An attractive 3 bedroom detached bungalow offering a secluded rear garden situated within easy reach of both Bookham Common & the Train Station.

THE PROPERTY

The bungalow itself does in our opinion provides well proportioned accommodation throughout to include a generous size living room/dining room with patio doors opening out onto the secluded rear garden, 3 bedrooms all with built in wardrobes plus a modern en-suite cloakroom and family shower room. In recent years the kitchen has also been updated and now benefits from an excellent range of matching eye and base level contemporary units together with ample worktops. The property is approached to the front, via its own driveway providing off street parking for 2 cars which in turn leads to a **detached double garage**. There are gardens to both front and rear with the latter incorporating paved sun terrace leading onto a good expanse of lawn. In total the garden extends to 43ft x 76ft (13m x 23m).



SITUATION

The property is located just under ½ mile from Bookham village centre which offers an excellent range of local amenities to include 2 supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is also just ½ mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at Junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. In addition there are excellent schools in the area both in the state and private sector including the well respected Howard of Effingham senior school.

