



HENSHAWS



**Greensleeves, Leatherhead Road,
Great Bookham, Surrey, KT23 4RR**

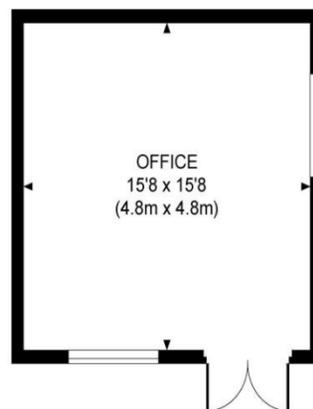
Guide Price £649,950 Freehold

Directions

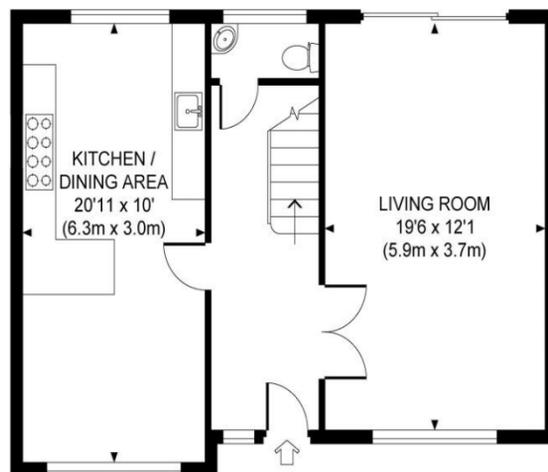
From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 in the direction of Leatherhead. Proceed along to the 2nd set of traffic lights, continue along the A246 past Gilmais on your left hand side and Norbury Way on your right hand side and Greensleeves can be found a short way along on the left.

Local Authority

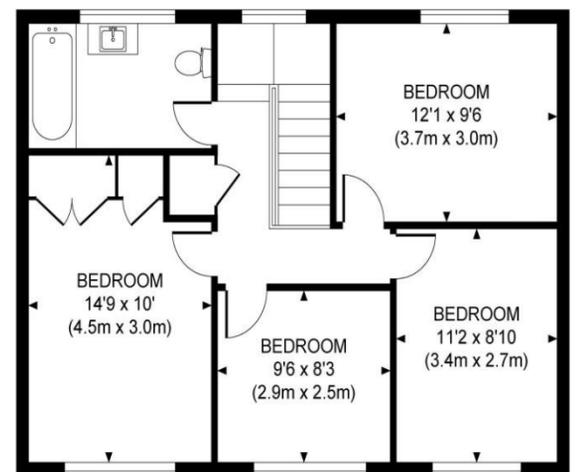
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



Approximate Gross Internal Area
1172 sq ft / 108.9 sq m
Approximate Gross Internal Area Outbuildings
244 sq ft / 22.7 sq m
Total Gross Internal Area 1201 sq ft / 111.6 sq m



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	61
39-54	E		
21-38	F		
1-20	G		

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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.

Greensleeves, Leatherhead Road, Bookham, Surrey, KT23 4RR

A superbly appointed 4 bedroom semi detached home offering a delightful rear garden situated within easy reach of Bookham Downs and the village centre.

THE PROPERTY

Originally constructed in the 1960's this desirable residence has in the last couple of years undergone a comprehensive programme of redecoration and modernisation enabling the property to now benefit from light, bright and contemporary accommodation. Currently this consists of a cloakroom, a generous size dual aspect living room, charming kitchen/breakfast room with the former providing an excellent range of matching eye and base level units together with ample wood block work surfaces and space for a good size breakfast table. To the first floor there are then 4 well proportioned bedrooms and a modern family bathroom. The property itself is approached via a pea shingle driveway providing a good amount of parking. A particular feature of this lovely home is the rear garden which incorporates a wide paved sun terrace with pergola over leading onto an excellent expanse of lawn with well stocked flower and shrub beds surrounding. In addition there is also an extremely useful detached home office/studio with full power and light NB this was the former garage and could easily be reinstated if so required. In total the garden extends to 53.6ft x 43.6ft (16.35m x 13.3m)



SITUATION

The property is located within easy reach of Bookham village centre which offers an excellent range of local shops and amenities to include two small supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station is approximately 1 mile away and offers 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. Also within easy reach are excellent schools both in the state and private sector.

