



HENSHAWS

17 The Paddocks, Bookham, Surrey
KT23 4SU

£675,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road and then first right into Dorking Road and the entrance to The Paddocks can be found in front of you with number 17 to be found to the back of the development on the right hand side.

Approximate Gross Internal Area 1196 sq ft - 111 sq m

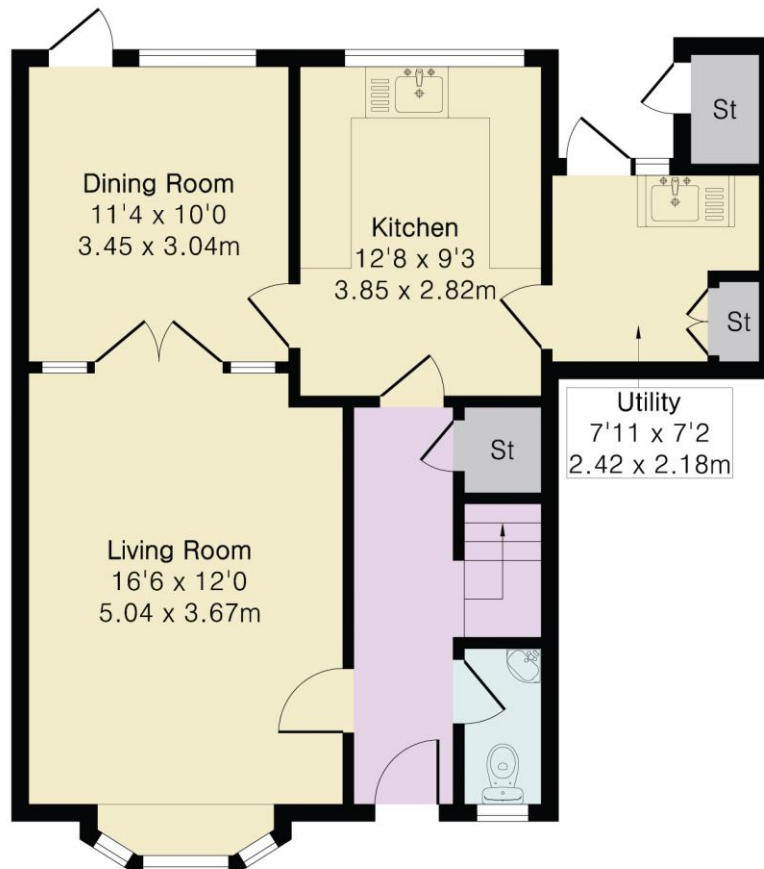
Ground Floor Area 640 sq ft – 59 sq m

First Floor Area 556 sq ft – 52 sq m

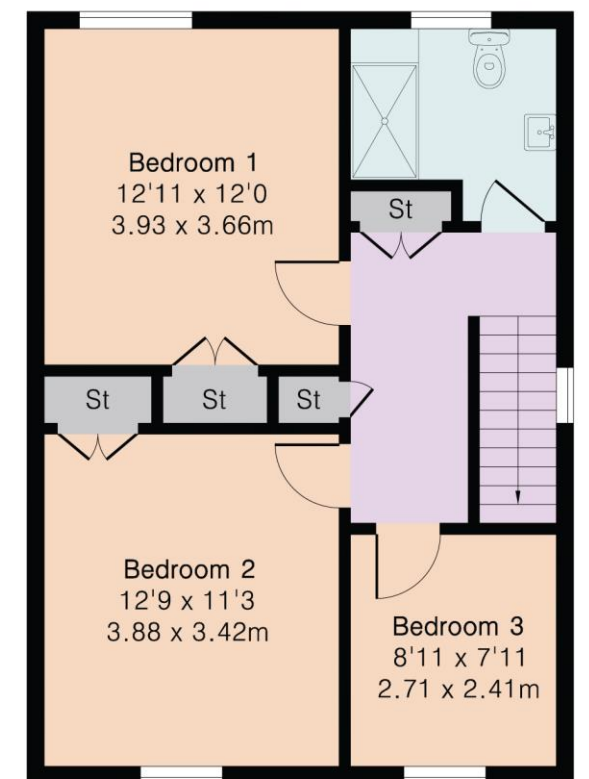


Local Authority

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



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

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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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A highly desirable 3 bedroom end of terrace mews style home offering a superb southerly aspect rear garden situated in the heart of Bookham village. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1972 this spacious home provides well proportioned accommodation to both ground and first floor. The former consists of a cloakroom, generous size living room with doors through to the separate dining room and a further doorway to the kitchen which provides a good range of matching eye and base level units together with ample work surfaces and access to a large utility room. To the first floor there are then 3 bedrooms 2 with built in wardrobes plus a family shower room. To the front there is a small area of garden being mainly laid to lawn with side gated access then leading to the superb rear garden being extensively laid to lawn screened to all sides via mature trees, shrubs and hedging, with useful rear garden gated access. There is excellent width to the plot, which in our opinion provides good potential to further enlarge subject to the usual planning consents. In total the garden extends to 45ft x 88ft max width (27m x 13.6m) and enjoys a sunny southerly aspect. Other benefits include a garage en bloc with an electronic up and over door and further off street parking.



SITUATION

The property is located in the sought after 'Paddocks' development within walking distance of Bookham village centre which provides an excellent range of shops to include two supermarkets, doctors and dentist surgery, a library, a post office 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 motorway access to both Heathrow and Gatwick airports. Surrounding the villages are miles of open countryside much of which is National Trust owned.

