



HENSHAWS



6 Norbury Way, Bookham, Surrey
KT23 4RY

£785,000 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 taking the 5th turning on your right hand side into Norbury Way and number 6 can be found on your right hand side.

Approximate Gross Internal Area 1362 sq ft - 126 sq m

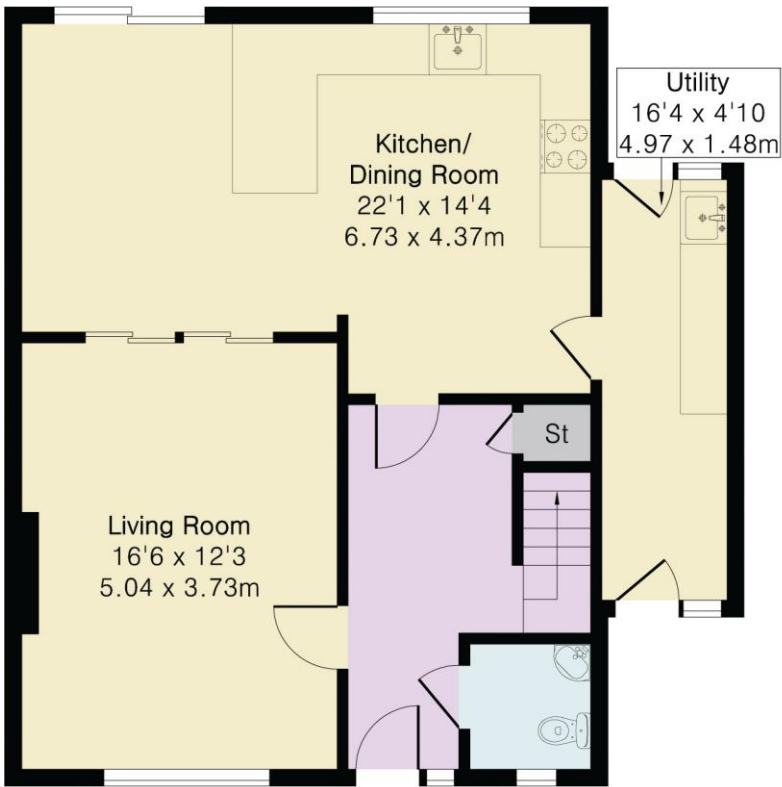
Ground Floor Area 724 sq ft – 67 sq m

First Floor Area 638 sq ft – 59 sq m

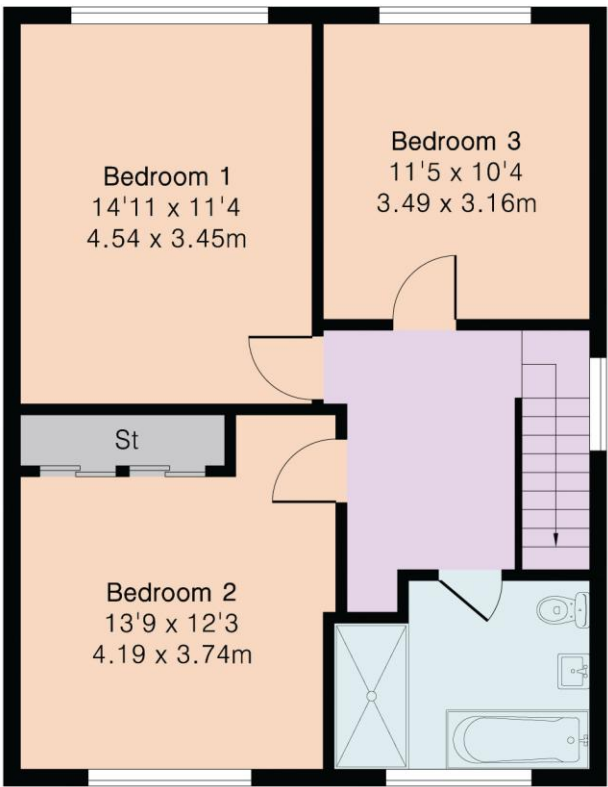


Local Authority

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



Ground Floor



First Floor



HENSHAWS

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 4299

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.

6 Norbury Way, Bookham, Surrey KT23 4RY
A beautifully presented three bedroom detached home enjoying outstanding views over open farmland and just a short walk from Norbury Park.

THE PROPERTY

Originally constructed in the 1970s this desirable residence has over a number of years been updated and modernised enabling the property to now benefit from a light, bright and contemporary feel together with well proportioned accommodation to both ground and first floor. Currently this consists of an entrance hall, cloakroom, generous size living room with lovely views and a central feature fireplace, with sliding doors then leading through to the heart of the home which is the open plan kitchen/dining room. The former incorporates an excellent range of matching eye and base level units with ample quartz work tops, a breakfast bar and space for a good size dining table. In addition there is also a large utility room. To the first floor there are then 3 double bedrooms and a stylish family bathroom with shower. The property itself is approached via its own driveway providing a good amount of off street parking with side gated access then leading to the lovely rear garden which incorporates a wide paved Indian stone sun terrace leading on to an excellent expanse of lawn. In total the garden extends to 46ft x 44ft (14.1m x 13.5) and enjoys a sunny southerly aspect.



SITUATION

The property is located within easy reach of Bookham village centre which offers an excellent range of amenities to include two small supermarkets, doctors and dentist surgery, a library, a post office, butchers, bakers, fishmongers, greengrocers and a number of other independent retailers. Bookham station is approximately 1 mile away and provides a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school. Within a 5 minute walk is Norbury Park providing the gateway to the Surrey Hills.

