



HENSHAWS



3 East Street, Bookham, Surrey
KT23 4QW

£450,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road taking the first turning on your left hand side into East Street and number 3 can be found towards the bottom on your left hand side.

Local Authority

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

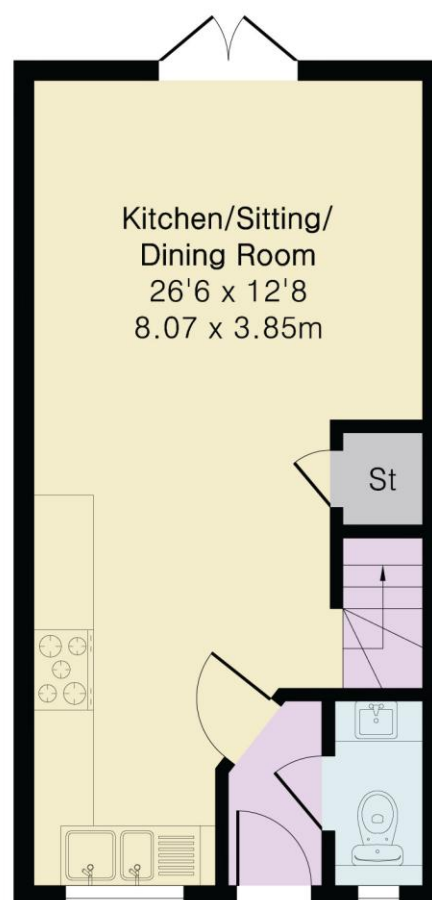


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

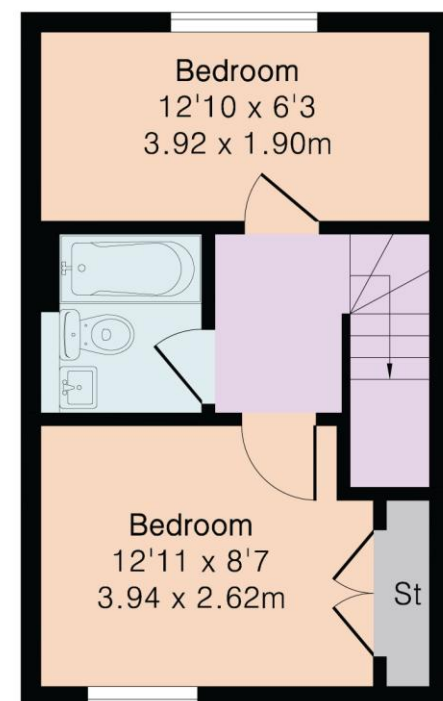
Approximate Gross Internal Area 617 sq ft - 57 sq m

Ground Floor Area 340 sq ft – 32 sq m

First Floor Area 277 sq ft – 25 sq m



Ground Floor



First Floor



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

Ref: 4310

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.

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Presented in immaculate order throughout, this beautifully appointed two-bedroom cottage enjoys a highly convenient position in the heart of Bookham village, just a stone’s throw from its excellent range of independent shops, cafés and local amenities.

THE PROPERTY

The accommodation begins with a welcoming entrance hall, off which is a recently fitted cloakroom. A further door opens into the real heart of the home where a light, bright double-aspect open-plan kitchen/dining/sitting room can be found. This impressive living space features engineered oak flooring throughout and has been thoughtfully arranged to provide clearly defined areas for cooking, dining and relaxing. The kitchen itself is beautifully appointed with an extensive range of matching eye and base level units together with generous granite work surfaces and a good selection of integrated appliances. There is ample room for a dining table and chairs, while the adjoining sitting area provides a comfortable place to relax and enjoys double doors opening directly onto the courtyard garden. Upstairs the landing provides access to the loft space and leads to two well-proportioned bedrooms. The principal bedroom is a generous double and features an attractive sash window together with an excellent range of fitted wardrobes. Completing the first-floor accommodation is a recently refitted bathroom, beautifully finished with full-height porcelain tiling. Outside the cottage enjoys a delightful courtyard garden providing a sunny and private space. A rear gate leads conveniently to the property’s **own allocated parking space** – a particularly valuable feature for a home situated so close to the centre of the village.



SITUATION

The property is located within walking distance of Bookham village centre which offers an excellent range of local shops including two supermarkets, doctors and dentist surgeries, a post office and a number of other independent retailers. Bookham station provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead and gives good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

