


## 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 through the traffic lights taking the first turning on your right hand side into Downs Way and the entrance to The Cedars can be found on your left hand side.

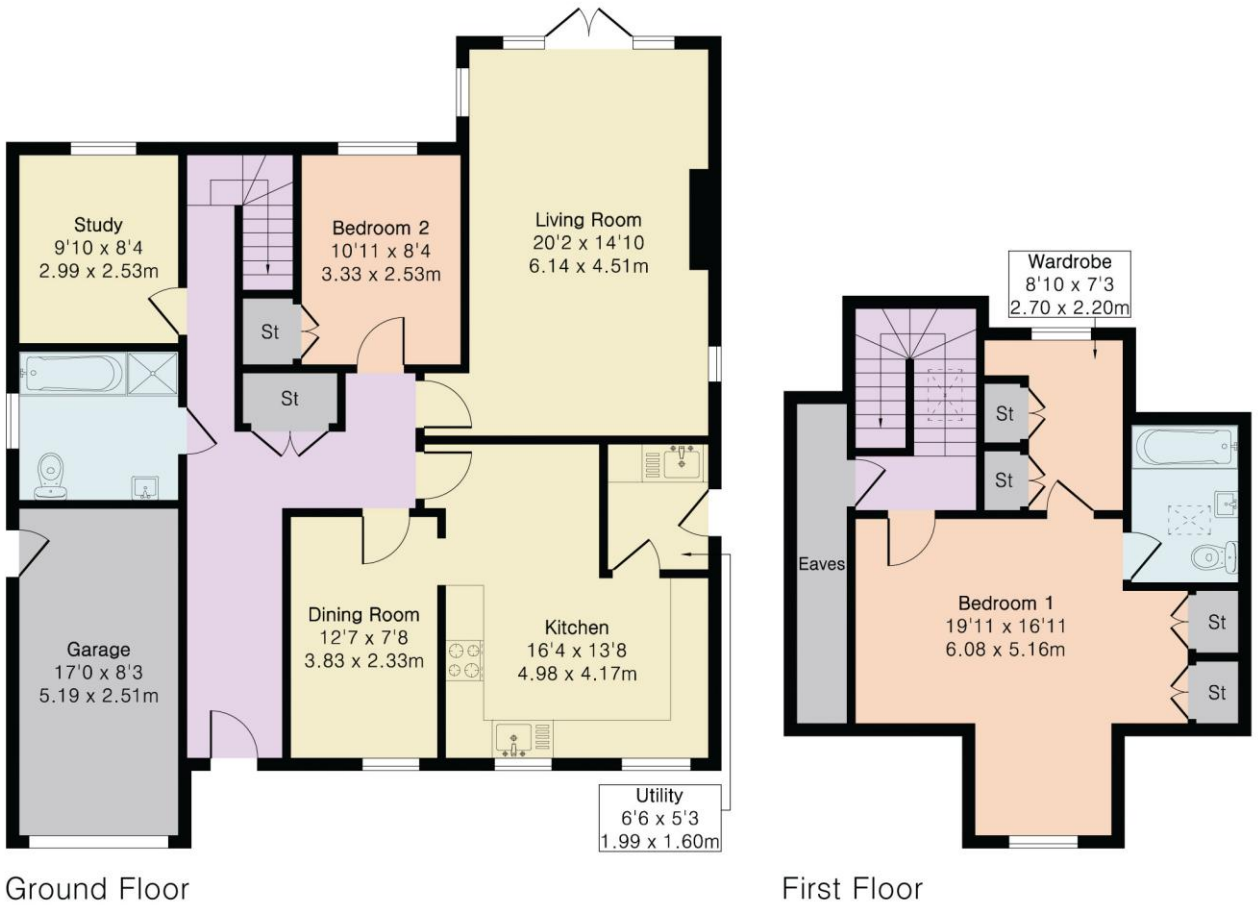
## Local Authority

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





**Approximate Gross Internal Area 1502 sq ft - 139 sq m**
**(Excluding Garage)**
Ground Floor Area 1079 sq ft – 100 sq m
First Floor Area 423 sq ft – 39 sq m
Garage Area 141 sq ft – 13 sq m




HENSHAWS

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

Ref: 11.26.4320

**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.

## 4 The Cedars, Great Bookham, Surrey, KT23 4GL

A very well presented 3/4 bedroom detached chalet bungalow offering a good size rear garden, situated in a quiet cul de sac location within a short walk of Bookham Downs.



## THE PROPERTY

Originally constructed in 2003 this popular style of home does in our opinion provide extremely flexible accommodation to both ground and first floor. The former consists of a generous size entrance hall with access to all the principle accommodation to include a spacious triple aspect lounge, excellent size kitchen incorporating a comprehensive range of matching eye and base level units together with ample roll top work surfaces and space for a breakfast table. In addition there is a separate utility room, dining room, 2 ground floor bedrooms one of which is currently being used as a study and a family bathroom with a separate shower cubicle. The master bedroom suite can be found on the first floor providing a good size bedroom and dressing room with built-in storage and an ensuite bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to a car port to the right and an attached garage to the left. Side gated access then leads to the lovely rear garden which benefits from a wide paved sun terrace leading onto an excellent expanse of lawn screened by well stocked flower and shrub beds together with mature trees. In total the garden extends to 63ft x 47ft )19m x 14m).





## SITUATION

The property is located just over ¼ mile from Bookham village centre which offers an excellent range of local shops to include 2 small supermarkets, doctors and dentist surgeries, a post office, a library, fishmongers, greengrocers, a butcher and a number of other independent retailers. Bookham train station is also within easy reach 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 village is miles of open countryside much of which is National Trust owned providing delightful walks and views. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham senior school.











