



**Guide Price**  
**£550,000**

**Freehold**

3x  2x  1x 

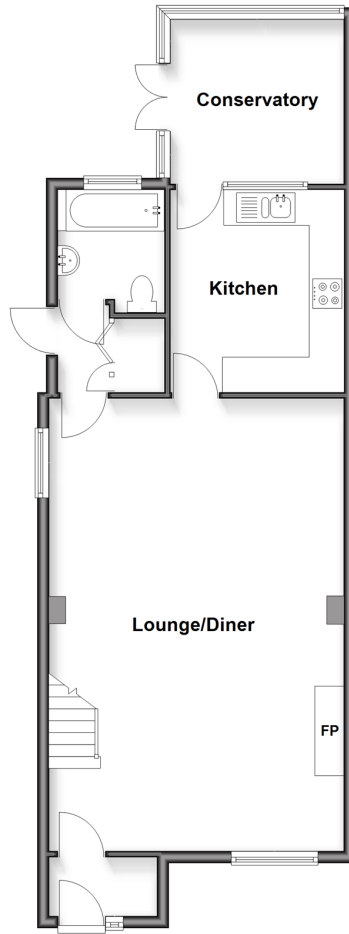
**Little Bookham Street,  
Bookham, Leatherhead,  
Surrey, KT23**

**OVER 60?**

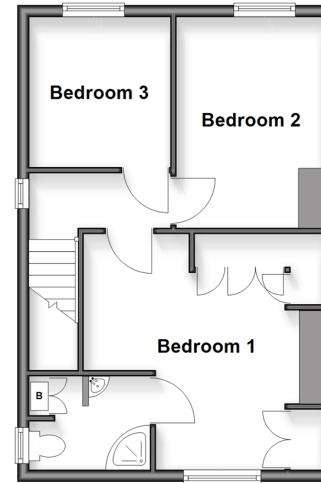
Secure this property  
for up to **59% less!**

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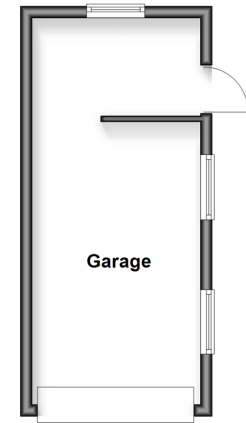
**Ground Floor**  
Approx. 66.5 sq. metres (715.7 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (412.6 sq. feet)



**Outbuilding**  
Approx. 19.1 sq. metres (205.5 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge/Diner: 24'9 x 16'6 (7.55m x 5.03m)

Kitchen: 11'9 x 9'4 (3.58m x 2.85m)

Conservatory: 9'7 x 9'4 (2.92m x 2.85m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 12'5 (3.97m x 3.79m)

En-Suite Shower Room

Bedroom 2: 11'5 x 8'4 (3.48m x 2.54m)

Bedroom 3: 8'3 x 7'9 (2.52m x 2.36m)

### OUTSIDE

Front & Rear Garden  
Driveway

### OUTBUILDING

Garage





## Main features

- Extension opportunities (subject to the necessary consents)
- Garage
- Driveway parking for 3-4 cars
- Village location set close to local amenities
- Open plan lounge/diner



### Nearest Schools

Primary Schools: St Lawrence Primary 0.5 miles, The Dawney School 0.5 miles, Eastwick Junior School 0.9 miles  
Secondary Schools: Manor House School 0.4 miles, Howard of Effingham School 0.5 miles



### Transport Information

Train Stations: Bookham 0.6 miles, Effingham Junction 1.6 miles, Horsley 2.0 miles



### Address

Little Bookham Street, Bookham, Leatherhead, Surrey, KT23



### Directions

For directions to this property please contact us.





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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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