



HENSHAWS



**2 Fileturn House, Church Road
Bookham, Surrey KT23 3JP**

£350,000 Freehold

Directions

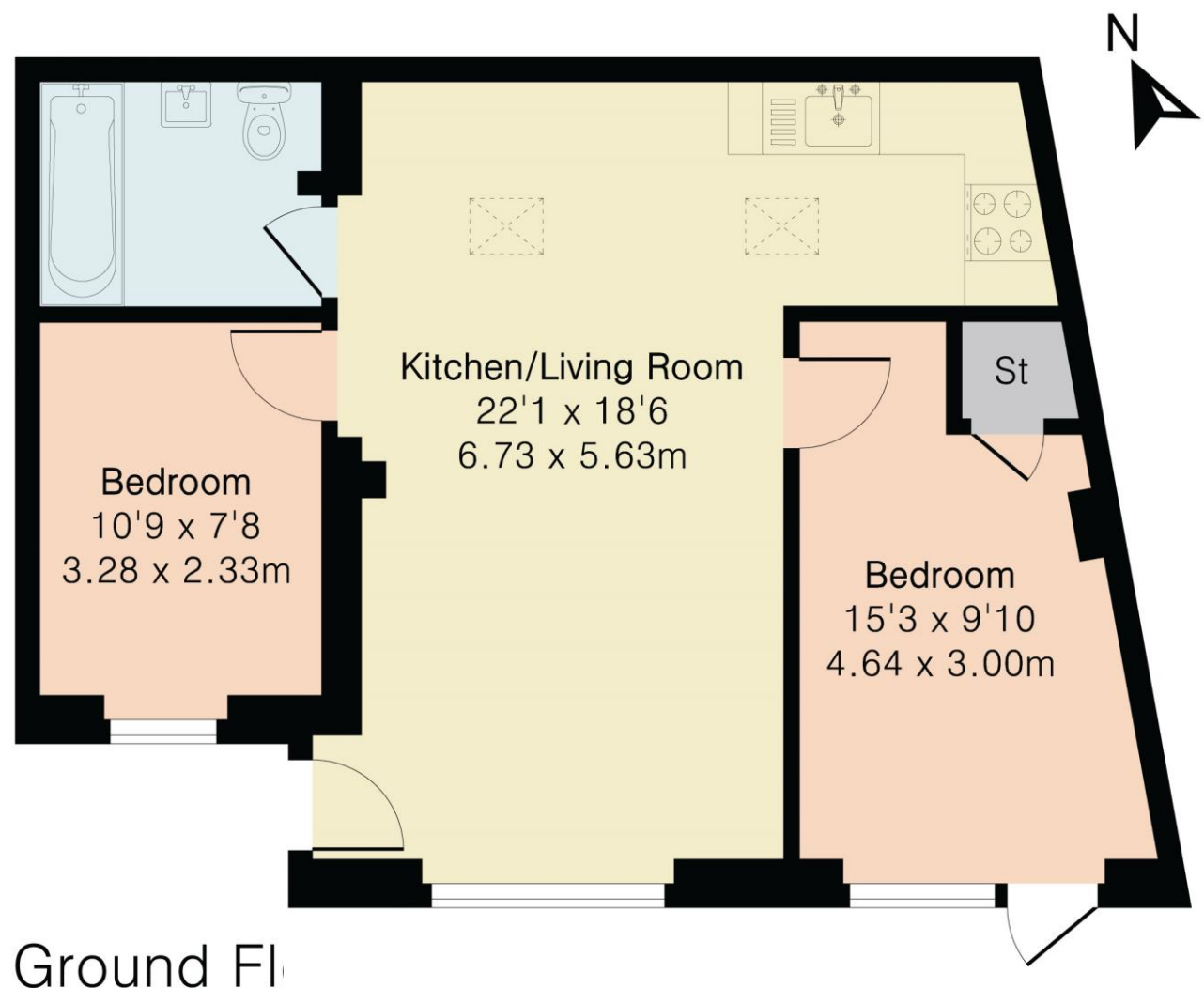
From our office in Great Bookham proceed to the bottom of the High Street proceeding straight over the squareabout onto Church Road and the entrance to Fileturn House can be found just after the telephone exchange on your right hand side.

Local Authority

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



Approximate Gross Internal Area 586 sq ft - 54 sq m



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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 very well presented two bedroom semi detached bungalow situated in the heart of Bookham village offering a small courtyard garden to the front and NO ONWARD CHAIN.

THE PROPERTY

Originally converted in 2021 this modern home provides a particularly light, bright and contemporary feel with the principal accommodation consisting of two double bedrooms, a family bathroom and a large open plan lounge / diner/ kitchen, the latter incorporating a range of eye and base level units together with ample worktops. Other benefits include electric heating and off street parking to the front.



SITUATION

The property is located within easy reach of Bookham High Street which offers an excellent range of amenities to include two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is also close by and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports.

