

Proctor Gardens, Great Bookham, KT23

Leatherhead

£270,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

A bright and spacious two-bedroom top-floor apartment, situated in a quiet cul-de-sac in the heart of Great Bookham, within easy walking distance of the village High Street. The property benefits from generous communal gardens, communal off-street parking and an external storage cupboard, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is well-proportioned throughout, with a particular highlight being the bright and spacious double-aspect living room, allowing an abundance of natural light to fill the space. There is a separate fitted kitchen, two generously sized bedrooms and a family bathroom. A spacious storage cupboard in the hallway provides additional practical storage.

Externally, residents benefit from large communal gardens, providing an attractive outdoor space to enjoy, along with communal off-street parking available on a first-come, first-served basis. The apartment also benefits from its own external storage cupboard.









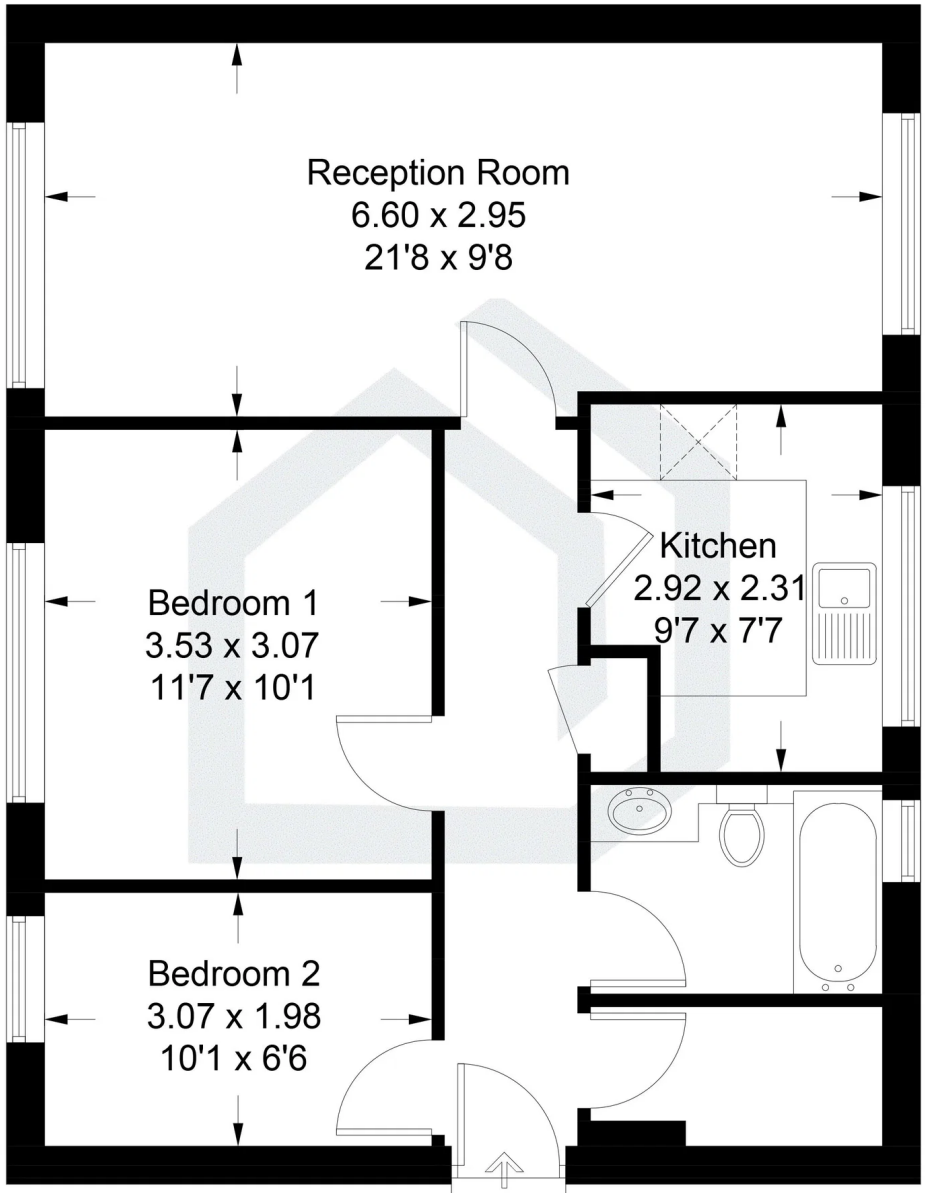






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Approximate Gross Internal Area = 57.5 sq m / 619 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341880)

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Proctor Gardens is conveniently positioned within approximately a seven-minute walk of Bookham High Street, which offers a wonderful selection of independent shops, cafés, restaurants and everyday amenities, including the recently refurbished and highly regarded Old Crown pub. Bookham Railway Station is just over a mile away, providing convenient connections towards London and Guildford.

For those who enjoy gardening and the outdoors, the nearby Bookham allotments are a particular attraction, while the surrounding countryside offers an abundance of scenic walks and green spaces.

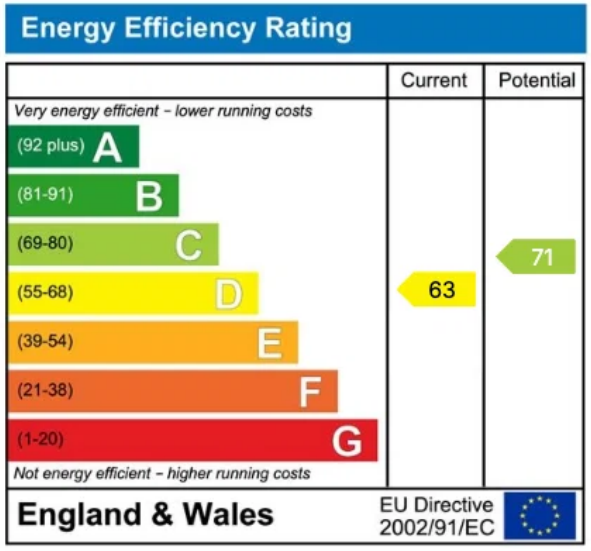
The property is also well placed for several highly regarded local schools, including Great Bookham School, Eastwick Infant School, Eastwick Junior School and the Howard of Effingham School.

Leatherhead town centre is just a short drive away, offering further shopping and leisure facilities, together with convenient access to the M25 and A3, providing excellent road connections towards Guildford, Kingston and London.

An excellent opportunity to acquire a spacious and affordable two-bedroom apartment in a peaceful residential setting, just moments from the amenities and village atmosphere of Great Bookham.







Pacey Wingent Dickson Property Partnership Limited

197 Lower Road Great Bookham Leatherhead KT23 4DG

01372 456 804

info@pwdproperty.co.uk

https://pwdproperty.co.uk/