



28 Greenway, Bookham, Surrey
KT23 3PA

£950,000 Freehold

Directions

From our office in Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along taking the 3rd turning on your left hand side into Eastwick Drive and then 5th turning on your right into Meadow Way and 1st turning on your right into Greenway whereby number 28 can be found on your right hand side.

Local Authority

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



Approximate Gross Internal Area 1891 sq ft - 176 sq m (Excluding Garage)

Ground Floor Area 1107 sq ft – 103 sq m
 First Floor Area 784 sq ft – 73 sq m
 Garage Area 121 sq ft – 11 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 beautifully presented 4 bedroom detached family home offering a delightful southerly aspect rear garden situated in an extremely popular residential road.

THE PROPERTY

Originally constructed in the 1960s this desirable residence has subsequently been extended and modernised enabling the property to now benefit from extremely well proportioned accommodation to both ground and first floor together with benefitting from a light, bright and contemporary feel. The ground floor consists of a cloakroom, good size sitting room, separate study, with the heart of the home to be found in the superb open plan kitchen / breakfast / family room, the former incorporating a comprehensive range of matching eye and base level units together with ample quartz work tops and a central island unit with retractable patio doors opening out onto the superb garden. In addition there is also a separate utility room. To the first floor there are then 4 bedrooms, master with ensuite shower room in addition to the family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to the garage which also has a separate boiler room to the rear. Side gated access then leads to the lovely rear garden providing a wide paved sun terrace opening out onto an excellent expanse of lawn screened to all sides by well stocked flower and shrub beds and mature trees. Set to the rear is a barked children's play area and a large garden shed, measuring 2.3m x 3.5m. In total the garden extends to 77ft x 44ft (23.4m x 13.4m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a sought after residential road approximately 1 mile from the village centre which offers an excellent range of amenities including two supermarkets, doctors and dentist surgery, a post office, a library and a number other independent retailers. Bookham train station is a 12 minute walk away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both within the state and private sector including Eastwick school and the Howard of Effingham secondary school.

