



HENSHAWS



234 Lower Road, Little Bookham,
Surrey, KT23 4EF

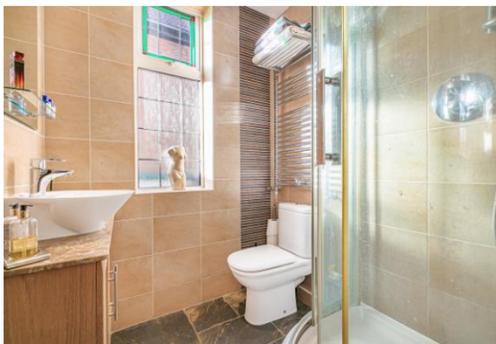
OIEO £865,000 Freehold

Directions

From our offices in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road, and number 234 can be found a short way along on your right hand side.

Local Authority

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



Approximate Gross Internal Area 1511 sq ft - 141 sq m (Excluding Outbuilding)

Ground Floor Area 837 sq ft - 78 sq m
First Floor Area 674 sq ft - 63 sq m
Outbuilding Area 50 sq ft - 5 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	72	78
G (1-20)		
Not energy efficient - higher running costs		

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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.



234 Lower Road, Bookham, Surrey, KT23 4DE

A beautifully appointed 4 bedroom detached family home offering a good size rear garden situated within easy reach of Bookham Village centre.

THE PROPERTY

Originally constructed in 1930s this delightful property has over a number of years been comprehensively updated and modernised but also provides well proportioned accommodation to ground and first floor and benefits from a light, bright and contemporary feel. On the ground floor this consists of a shower room, spacious living room, open plan kitchen/dining room the former providing a comprehensive range of matching eye and base level units together with ample granite work surfaces opening out to a separate dining/family room which in turn leads to a generous size conservatory enjoying a pleasant aspect overlooking the well maintained rear garden. To the first floor there are then 4 bedrooms and a modern family bathroom. The property itself is approached via its own driveway offering some off street parking, side gated access then leads to the rear which incorporates a wide paved sun terrace, outside snug ideal for relaxing and entertaining which in turn leads onto an excellent expanse of lawn screen by mature trees, flowers and shrubs. In total the garden extends to 68ft x 28ft (20m x 8.5m).



SITUATION

The property is located within walking distance of Bookham village centre which provides an excellent range of shops to include 2 supermarkets, doctors and dentist surgeries, a library, a post office and a number of independent retailers. Also within easy reach is Great Bookham Common which is National Trust owned and offers some delightful walks and countryside. Bookham train station is just over 1/2 mile 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. Surrounding the village is some delightful countryside much of which is National Trust owned including Polesden Lacey National Trust House & Gardens are also within easy reach. Close by are excellent schools both in the state and private sectors including the well renowned Howard of Effingham senior school.

