



# HENSHAWS



2 West Down, Bookham, Surrey KT23 4LJ

£760,000 Freehold

### Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Continue along taking the second turning on your left hand side into Groveside, proceed to the top bearing round to the left which then becomes Dowlans Road and number 2 can be found on the corner of Dowlans Road & West Down.

### Local Authority

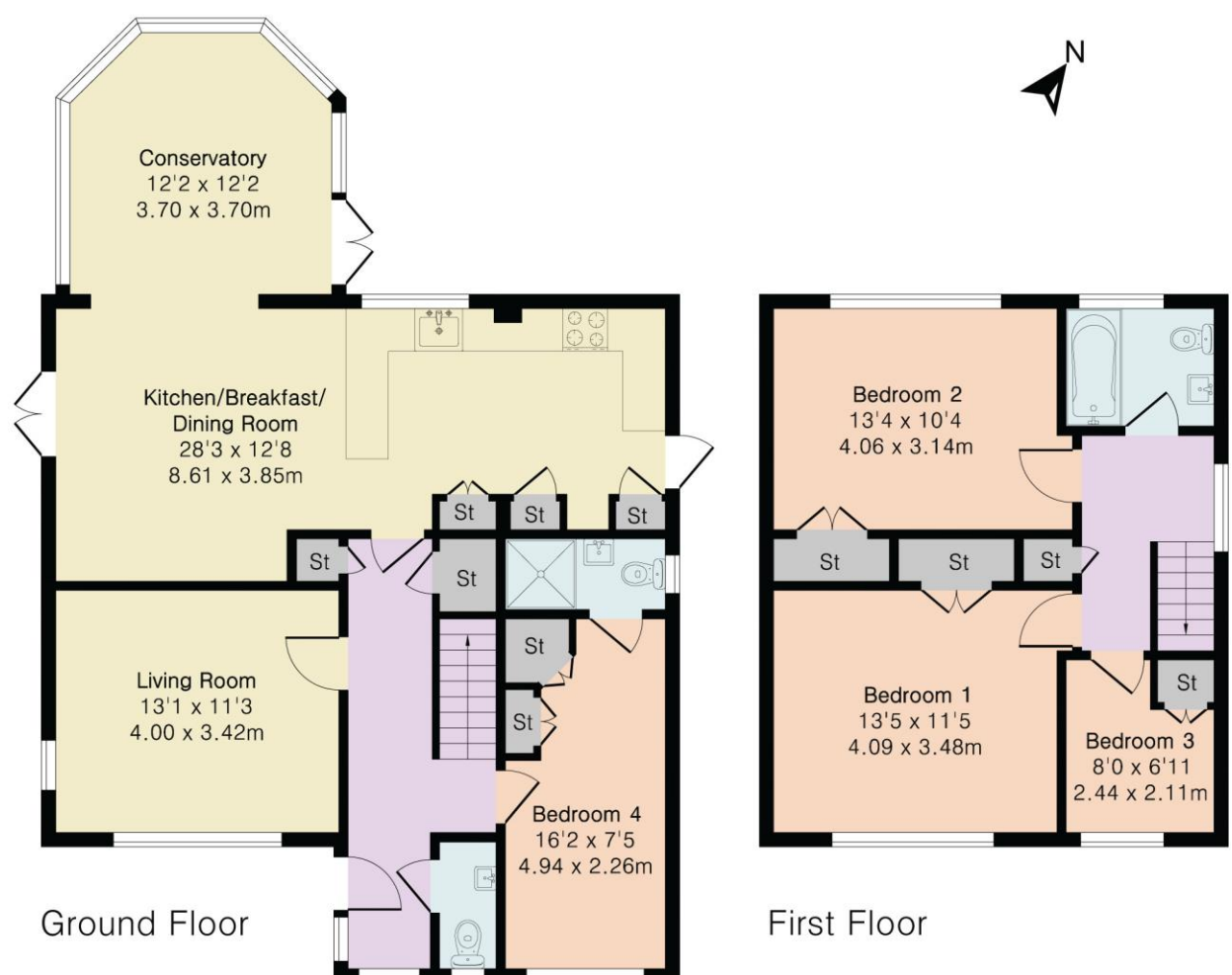
Mole Valley District Council Tel: 01306 885001  
Council Tax Band: F



**Approximate Gross Internal Area 1418 sq ft - 132 sq m**

Ground Floor Area 923 sq ft – 86 sq m

First Floor Area 495 sq ft – 46 sq m



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 60      | 72        |
| (39-54)                                     | E |         |           |

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Great Bookham  
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[www.henshaws.net](http://www.henshaws.net)

**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 superbly appointed 4 bedroom detached house offering a lovely rear garden situated in a poplar residential road within easy reach of the village centre.

THE PROPERTY

Originally constructed in the 1970s this impressive family home has in recent years been extensively modernised and redecorated enabling the property to now benefit from a light, bright and contemporary feel. On the ground floor this consists of a cloakroom, ground floor bedroom suite with built-in wardrobes, dual aspect living room with the heart of the home to found in the open plan kitchen/breakfast/dining room. The former incorporating an excellent range of matching eye and base level contemporary units together with ample work surfaces. To the first floor there are 3 bedrooms all with built-in wardrobes and a modern family bathroom. The property itself is approached via its own driveway providing off street parking for numerous vehicles with side gated access leading to a wide paved patio area which in turn opens out onto an excellent expanse of lawn. In total the rear garden extends to 68ft x 41ft (20m x 12m) offering good seclusion via an array of mature trees.



SITUATION

The property is situated on the popular south side approximately ¼ mile from Bookham village centre which offers an excellent range of local shops including two small supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham train station is just over 1 mile away 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. Surrounding the village is miles of open countryside much of which is National Trust owned. Also close by are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school.

