



**42 The Lorne, Bookham, Surrey,
KT23 4JZ**

£985,000 Freehold

Directions

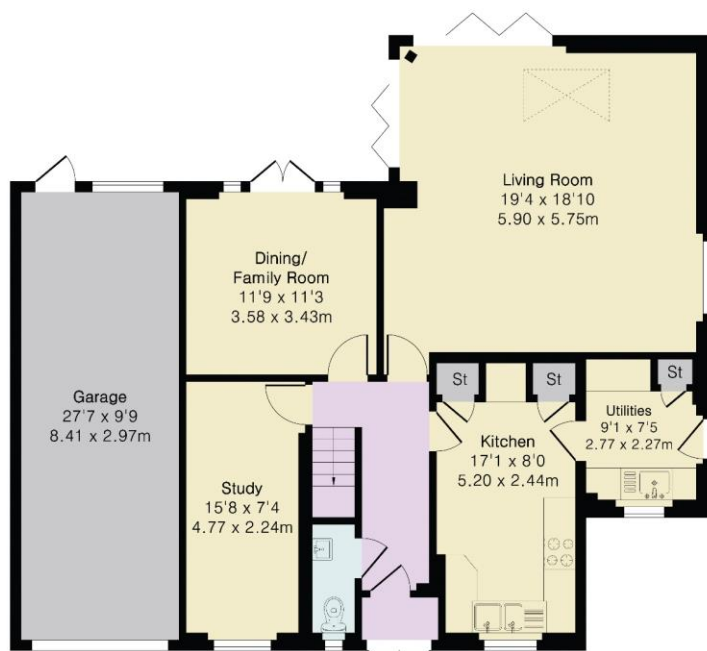
From our office in Great Bookham proceed to top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Take the 2nd turning on your right hand side into Hawkwood Rise continuing along until this becomes The Lorne bearing round to your left hand side into a small cul de sac and number 42 can be found on your left.

**Approximate Gross Internal Area 1971 sq ft - 183 sq m
(Excluding Garage)**

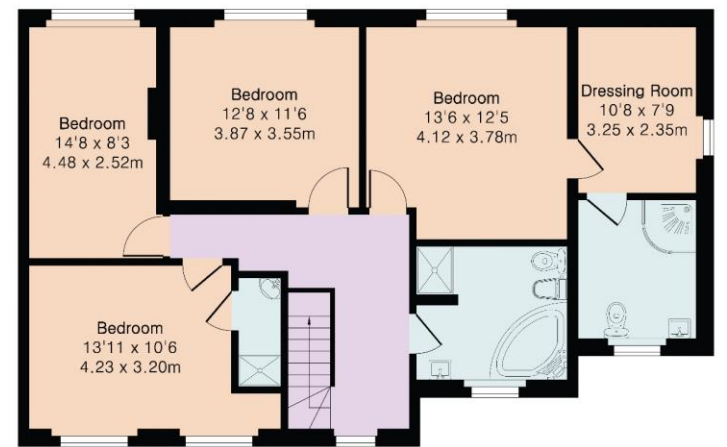
Ground Floor Area 983 sq ft – 91 sq m
 First Floor Area 988 sq ft – 92 sq m
 Garage Area 269 sq ft – 25 sq m

Local Authority

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



Ground Floor



First Floor

Bookham Office
 Rayleigh House
 32 High Street
 Great Bookham
 Tel: 01372 450255
 Email: bookhamoffice@henshaws.net

Ref: 4.26/4260

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.

42 The Lorne, Bookham, Surrey, KT23 4JZ

A well presented 4 bedroom family detached home offering a lovely southerly aspect rear garden situated within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in the 1950s this desirable residence has over a number of years been extended and reconfigured enabling the property to now offer particularly spacious and flexible accommodation. On the ground floor this consists of a cloakroom, study/ground floor bedroom, kitchen with a good range of matching eye and base level units leading through to a separate utility room. Completing the ground floor accommodation is a separate dining room and a living room, the latter being of excellent size with bi-folding doors opening out onto the lovely rear garden. To the first floor there are 4 bedrooms all of which are of good size. The main bedroom featuring a walk-in dressing room which in turn leads to the en-suite shower room. The guest bedroom also benefits from an en-suite shower in addition to the family bathroom. The property itself is approached via its own driveway giving some off street parking which in turn leads to an attached tandem length garage. Side gated access then leads to the rear garden which provides a wide paved sun terrace opening out onto an excellent expanse of lawn screened by mature trees and hedging. In total the garden extends to 73ft x 80ft (22m x 24m) and benefits from a sunny southerly aspect. Other benefits include solar panels which feedback into the National grid providing a useful income.



SITUATION

The property is located in a popular cul de sac within easy reach of Bookham village centre which offers an excellent range of local shops including 2 small supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately 1 mile away and provides a commuter service into London Waterloo and Victoria. Also a similar distance away is Bookham Common with its delightful walks and views. The M25 can be found on the outskirts of Leatherhead junction 9 giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham senior school.

