



**30 Bracken Close, Great Bookham,
Surrey, KT23 3ER**

£550,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street going straight over the crossroads taking the 5th turning on your left hand side into Edenside Road. Continue along towards the end of the development and the entrance to Bracken Close can be found on your right hand side with number 30 also to be found on your right hand side.

Local Authority

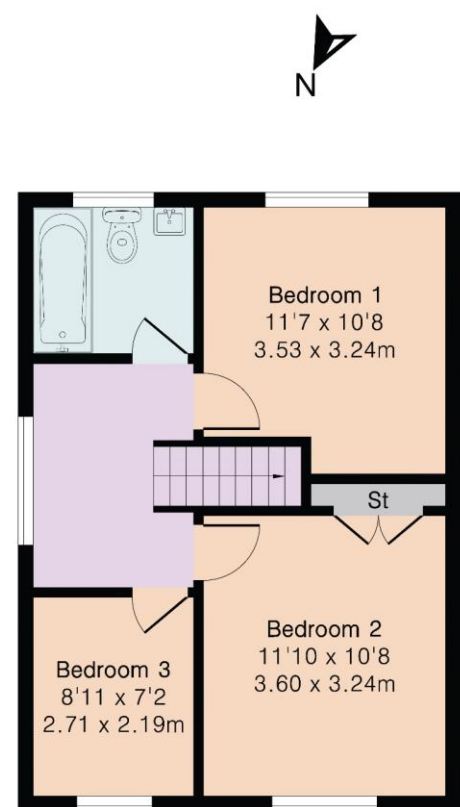
Mole Valley District Council Tel: 01306 885001
Council Tax Band: E



Approximate Gross Internal Area 1211 sq ft - 112 sq m

Ground Floor Area 743 sq ft – 69 sq m

First Floor Area 468 sq ft – 43 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Bookham Office
Rayleigh House
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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 good size 3 bedroom linked detached home situated in a popular cul de sac located within easy reach of both Bookham Common and train station.

THE PROPERTY

Originally constructed in 1985 this well proportioned home does is in our opinion now require some updating with particular regard to the kitchen and bathroom. However; with the property being extended over a number of years it also benefits from well proportioned accommodation to both ground and first floor. The former consists of a cloakroom, generous size living room, separate dining room, family room/study (former garage), kitchen, plus a good size conservatory enjoying a pleasant aspect overlooking the rear garden. Other benefits include off street parking to the front and a private garden to the rear being part patio but mainly laid to lawn. In total the garden extends to 25ft x 37ft (7.5m x 11m).



SITUATION

The property is located in a quiet cul de sac approximately ¼ mile from Bookham village centre which offers an excellent range of local shops including 2 supermarkets, a post office, a library, doctors and dentist surgeries and a number of other independent retailers. Great Bookham station is a 5 minute walk away (approximately ¼ mile) 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 in the state and private sector including the well renowned Howard of Effingham Senior School.

