



**21 Gilmais, Bookham, Surrey**  
**KT23 4RP**

**£895,000 Freehold**

### Directions

From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until the crossroads at which point continue straight through taking the 1<sup>st</sup> turning on your left hand side into Gilmais whereby number 21 can be found on your left hand side.

**Approximate Gross Internal Area 1429 sq ft - 133 sq m**  
**(Excluding Garage)**

Ground Floor Area 807 sq ft – 75 sq m

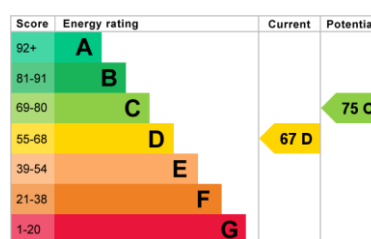
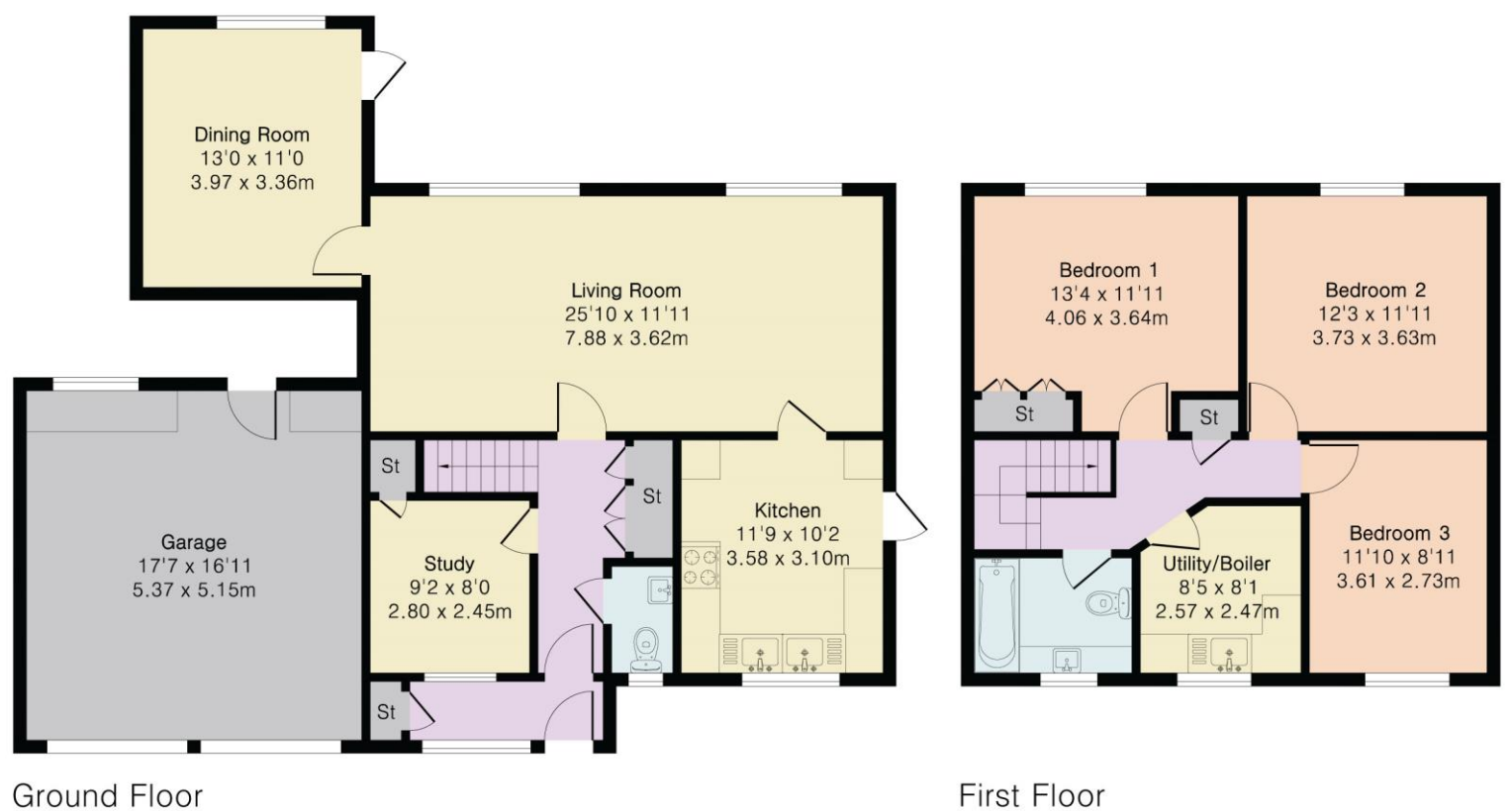
First Floor Area 622 sq ft – 58 sq m

Garage Area 298 sq ft – 28 sq m



### Local Authority

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



**Bookham Office**  
 Rayleigh House  
 32 High Street  
 Great Bookham  
 Tel: 01372 450255  
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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 3 bedroom detached house which in our opinion now requires modernisation and a programme of redecoration, however it also provides a superb rear garden and excellent potential to further enlarge subject the usual planning consents. NO OWARD CHAIN.

### THE PROPERTY

This desirable residence currently offers well proportioned accommodation to both ground and first floor, the former consists of a fully enclosed entrance vestibule, entrance hall, cloakroom, separate study, kitchen with a range of eye and base level units and a large living room enjoying a pleasant aspect overlooking the delightful rear garden. To the first floor there are then 3 bedrooms, useful utility room and a family bathroom. The property itself is approached via its own block pavia driveway providing a good amount of off street parking which in turn leads to an attached double garage. A particular feature of the property is the superb rear garden offering a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides by a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 130ft x 51ft (40m x 15.7m) and also incorporates a greenhouse.



### SITUATION

The property is located in a popular cul de sac just under ½ mile from Bookham village centre which provides an excellent range of local shops to include 2 small supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is approximately 1 mile away and offers a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. Also within easy reach are some excellent schools both in the state and private sector including the renowned Howard of Effingham secondary school.

