



**3b Fairlawn, Bookham, Surrey**  
**KT23 3DH**

**£724,950 Freehold**

**Directions**

From our office in Bookham proceed to the bottom of the High Street going straight over the square about into Church Road turning left into Sole Farm Road and at the end of the road bearing right continue along Sole Farm Road and right again into Fairlawn whereby number 3b can be found on your left hand side.

**Approximate Gross Internal Area 1053 sq ft - 98 sq m**  
**(Excluding Garage)**

Garage Area 148 sq ft - 14 sq m



**Local Authority**

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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92 (A+)		
81-91 (A)		
69-80 (B)		
55-68 (C)	74	79
39-54 (D)		
21-38 (E)		
1-20 (F)		
0 (G)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Bookham Office**  
 Rayleigh House  
 32 High Street  
 Great Bookham  
 Tel: 01372 450255  
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Ref: 4213

[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.

### 3b Fairlawn Bookham Surrey KT23 3DH

A well-presented 3 bedroom detached bungalow offering a secluded rear garden combined with being situated in a popular cul de sac location offering easy access to Bookham station and common. NO ONWARD CHAIN.

#### THE PROPERTY

Originally constructed in 1996 this desirable residence provides well-proportioned accommodation which includes a generous size living room/dining room with double opening patio doors to rear, kitchen incorporating a good range of matching eye and base level units together with ample worktops, 3 bedrooms, 2 with built in wardrobes, the master benefiting from an en suite shower room in addition to the family bathroom. The property itself is approached via its own block pavia driveway offering a good amount of off street parking which in turn leads to an attached single garage. The rear garden, accessed from the gated side alley, garage or patio doors, provides a good amount of seclusion and comprises a wide paved sun terrace leading onto a good expanse of lawn screened to all sides via mature trees, shrubs and hedging. In total the garden extends to 25ft x 38ft (7.5m x 11.5m).



#### SITUATION

The property is located in a quiet cul de sac approximately 1 mile from Bookham village centre which offers an excellent range of local amenities to include 2 supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Also within easy reach is a convenience store catering for daily needs. Bookham common which is National Trust owned is also close by providing some delightful walks and countryside. Bookham train station is approximately ½ 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. There are excellent schools in the area both in the state and private sectors including the well regarded Howard of Effingham senior school.

