



**1 Fileturn House, Church Road
Bookham, Surrey KT23 3JP**

£350,000 Freehold

Approximate Gross Internal Area 700 sq ft - 65 sq m

Local Authority

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



Ground Floor

**1 Fileturn House, Church Road Bookham,
Surrey KT23 3JP**

A very well presented two bedroom semi detached bungalow situated in the heart of Bookham village offering a small courtyard garden to the front and NO ONWARD CHAIN.

THE PROPERTY

Originally converted in 2021 this modern home provides a particularly light, bright and contemporary feel with the principal accommodation consisting of two double bedrooms, a family bathroom and a large open plan lounge / diner/ kitchen, the latter incorporating a range of eye and base level units together with ample worktops. Other benefits, electric heating, a good amount of loft storage plus off street parking to the front.



SITUATION

The property is located within easy reach of Bookham High Street which offers an excellent range of amenities to include two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is also close by 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.

