



**Trees, St Nicholas Avenue, Bookham,
Surrey KT23 4AY**

Guide Price £900,000 Freehold

Directions

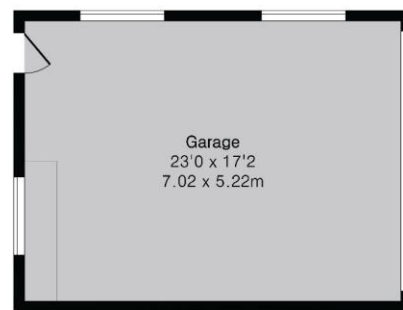
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along taking the 4th turning on your right hand side into St Nicholas Avenue and the property can be found on your left hand side.

Approximate Gross Internal Area 1732 sq ft - 161 sq m (Excluding Garage)

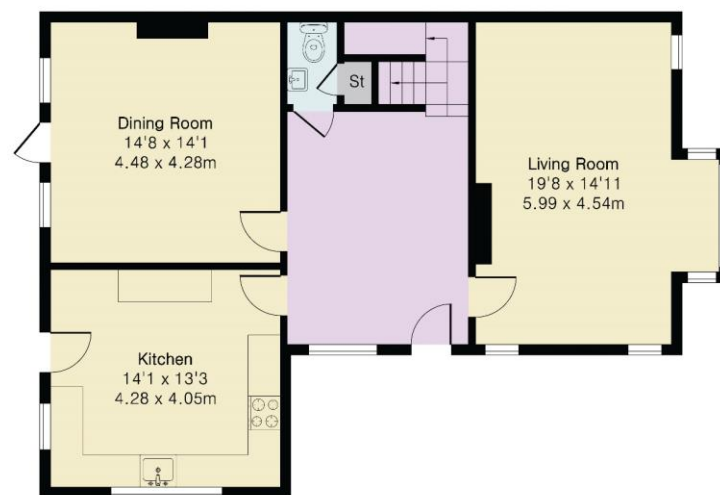
Ground Floor Area 890 sq ft – 83 sq m
First Floor Area 842 sq ft – 78 sq m
Garage Area 394 sq ft – 37 sq m

Local Authority

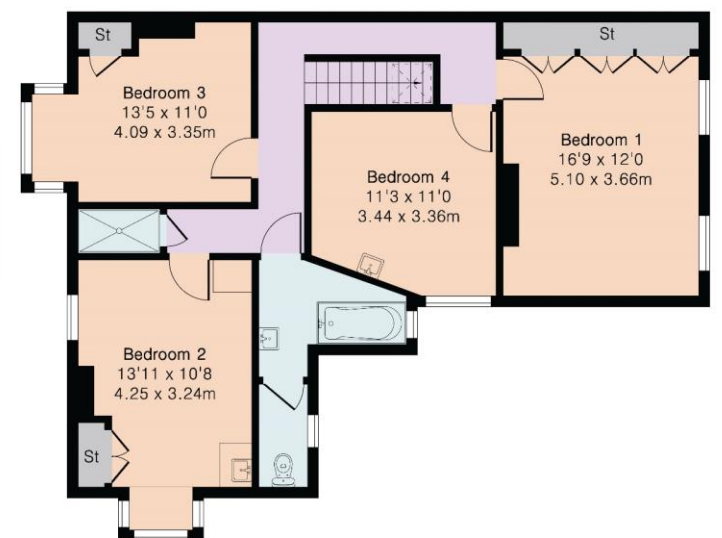
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Garage



Ground Floor



First Floor



**Trees, St Nicholas Avenue, Bookham, Surrey
KT23 4AY**

A delightful four bedroom semi detached home offering a superb rear garden situated in a highly regarded cul de sac within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed around 1905 this sought after property provides an immense amount of charm and character as well as good potential to further enlarge subject to the usual planning consents. Currently this accommodation consists of a large and welcoming entrance hall, cloakroom, dual aspect living room with feature bay window and central fireplace, separate dining room and a well appointed kitchen incorporating a comprehensive range of matching eye and base level units together with ample work tops and space for a breakfast table. To the first floor there are then four bedrooms, three with built-in wardrobes, a shower room and a family bathroom. The property itself is approached via a pea shingle driveway providing a good amount of off street parking which in turn leads to a detached garage. Side gated access then leads to the superb rear garden which provides a wide paved sun terrace opening out onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds and mature trees providing excellent screening. In total the garden extends to 134ft x 72ft (41m x 22m)



SITUATION

The property is located in a highly sought after cul de sac just under a mile from the village centre which offers an excellent range of 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. The M25 can be reached at junction 9 Leatherhead, 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 respected Howard of Effingham Secondary school.

