



HENSHAWS



**18 Guildford Road, Great Bookham,
Surrey, KT23 4JH**

£345,000 Leasehold

Directions

From our office in Great Bookham, proceed to the top of the High Street turning right onto the A246 Guildford/ Leatherhead Road, whereby number 18 can be found a short way along on the right hand side by the slip road.

Local Authority

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



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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 enquiries 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.

18 Guildford Road, Bookham, KT23 4JH

A beautifully presented and particularly spacious 2 bedroom ground floor maisonette offering a private rear garden and situated within walking distance of Bookham village centre.

THE PROPERTY

Originally constructed in 1956 this popular style of maisonette has in the last year undergone a comprehensive programme of modernisation and redecoration enabling the property to now benefit from light, bright and contemporary feel. Currently the accommodation consists of a good size lounge/dining room enjoying a pleasant aspect overlooking the rear garden, separate kitchen incorporating an excellent range of eye and base level units together with ample work surfaces and direct access to the private rear garden. In addition there are 2 generous size bedrooms, and a modern family bathroom. The maisonette further benefits from a private rear garden offering a wide paved sun terrace leading onto a good expanse of lawn which also incorporates a useful detached storage shed. Garage en bloc.

Lease: 977 years remaining

Ground Rent: £10 PA



SITUATION

The property is located within the heart of Bookham village which provides a good range of shops to include 2 small supermarkets, doctors and dentist surgeries, a post office, a library and a number of other independent retailers. Bookham Train Station is approximately $\frac{1}{4}$ mile away and offers a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving easy 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 secondary school.

