



12 Bracken Close, Great Bookham, Surrey, KT23 3ER

Price Guide £365,000



- SEMI-DETACHED HOUSE
- KITCHEN/DINING/LIVING ROOM
- GARAGE
- CUL-DE-SAC LOCATION
- EASY WALK TO BOOKHAM COMMON
- 2 BEDROOMS
- PRIVATE GARDEN
- DRIVEWAY PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT
- CLOSE TO STATION

Description

This well presented two bedroom terraced house is tucked away in a cul-de-sac within walking distance of Bookham Station and beautiful National Trust owned Bookham Common. The property benefits from a lovely rear garden , garage and a driveway parking space.

The front door opens from an open entrance porch to a small entrance hall. There is a bright and spacious living room with an opening to the kitchen dining room. The kitchen features a range of units, space for appliances and a door out to the garden. On the first floor there are two bedrooms, with a fitted wardrobe in the larger one, and a family bathroom.

Outside, the property benefits from a private rear garden, with a separate patio area, and laid mostly to lawn. Rear access is gained through the attached garage and there is parking available on the drive. The property is in need of modernisation internally.

Situation

Conveniently located for the station and common and within a mile of the village centre which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The area is well catered for highly regarded local schools; including the Howard of Effingham and Great Bookham School.

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station.

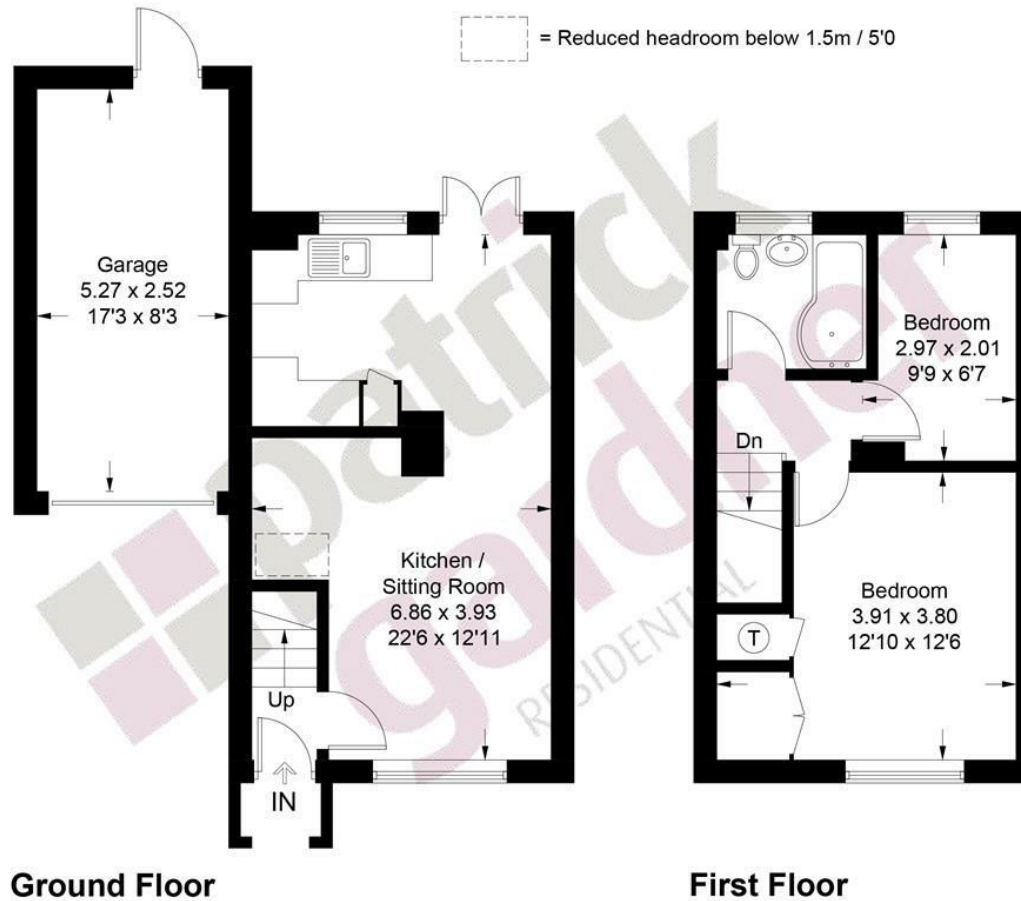
Tenure	Freehold
EPC	E
Council Tax Band	D



Approximate Gross Internal Area = 53.7 sq m / 578 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 67.0 sq m / 721 sq ft



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1307357)
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