



15 Bennetts Farm Place, Little Bookham, Surrey KT23 3AH

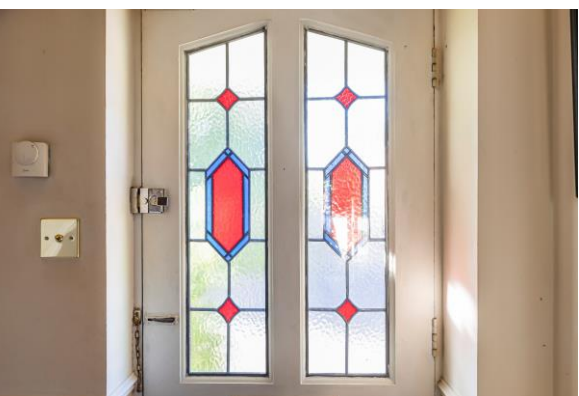
£314,950 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left at the crossroads into the Lower Road. After about 1/2 mile turn right at the mini roundabout into Little Bookham Street and the entrance to Bennetts Farm Place can be found 1/2 way down on your right hand side. Number 15 can be found towards the back of the development on the right hand side.

Local Authority

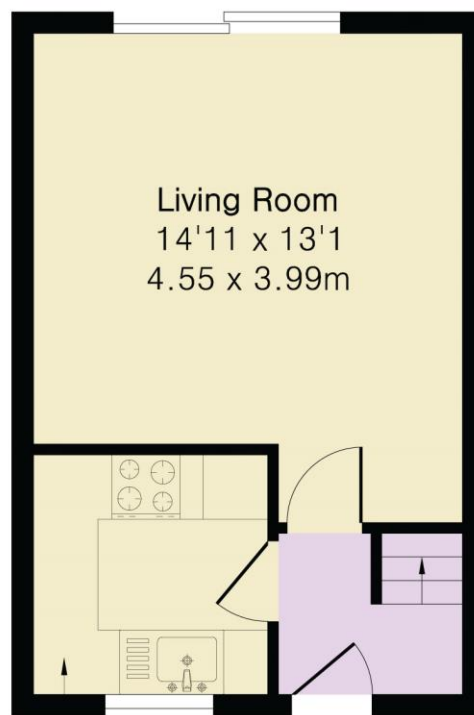
Mole Valley District Council Tel: 01306 885001
Council Tax Band: D



Approximate Gross Internal Area 528 sq ft - 50 sq m

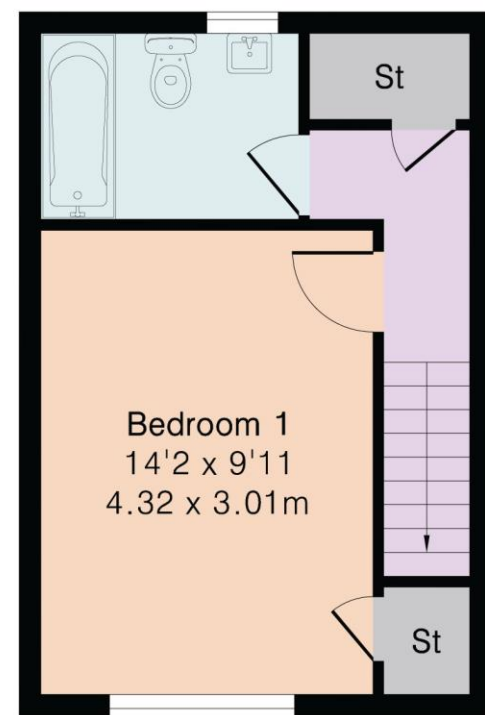
Ground Floor Area 264 sq ft – 25 sq m

First Floor Area 264 sq ft – 25 sq m



Kitchen
7'4 x 7'2
2.23 x 2.18m

Ground Floor



Bedroom 1
14'2 x 9'11
4.32 x 3.01m

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**15 Bennetts Farm Place, Bookham, Surrey
KT23 3AH**

A well cared for one bedroom terraced home offering a private rear garden situated in a sought after cul de sac location within easy reach of both Bookham Common and train station. NO ONWARD CHAIN

THE PROPERTY

Originally constructed in 1995 this popular style of home does in our opinion provide good accommodation to both ground and first floor. The former consists of a kitchen with a range of matching eye and base level units together with ample work surfaces, spacious lounge/dining room with sliding patio doors opening out onto the rear terrace garden. To the first floor there is then a double bedroom with a built in wardrobe and a family bathroom. Other benefits include a private terraced garden with a variety of trees and shrubs surrounding. In total the garden extends to 16.5ft x 13ft (5m x 4m). In addition there is also an allocated parking space plus further guest parking.

Service Charge: £601.36 PA



SITUATION

The property is located in a small cul de sac just off Little Bookham Street approximately ¼ mile from Bookham village centre which provides a good range of local shops to include two supermarkets, post office, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham train station is just under ½ mile away and provides a commuter service into London Waterloo and Victoria. Also of similar distance is Great Bookham common which offers some delightful National Trust walks. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools close by both in the state and private sectors including the well-respected Howard of Effingham secondary school.

