



1 Childs Hall Drive, Bookham, Surrey
KT23 3QL

£735,000 Freehold

Directions

From our office From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Continue along taking the 3rd turning on your right hand side into Childs Hall Road, proceed along taking the 2nd turning on your right into Childs Hall Drive and number 1 can be found on your left hand side.

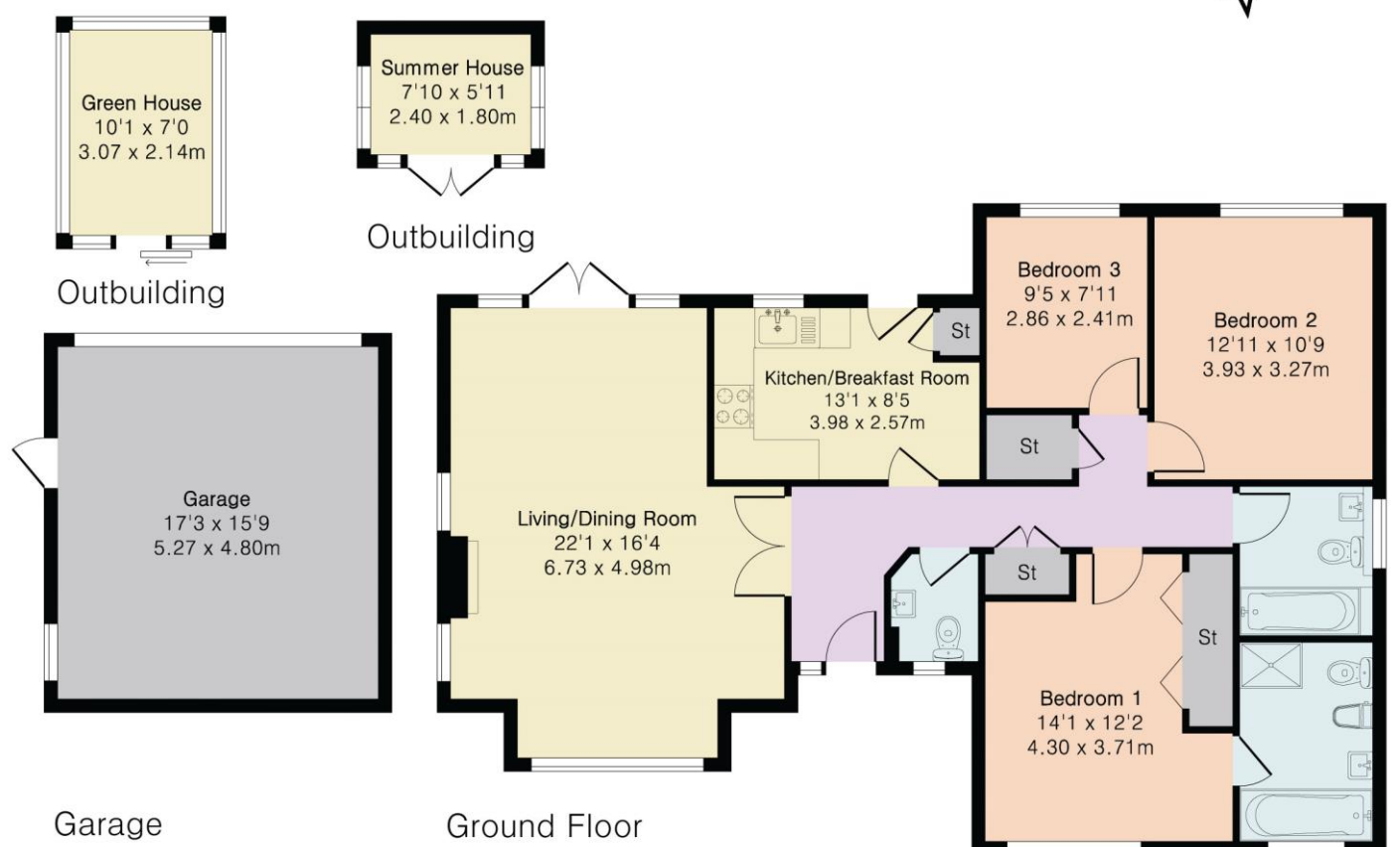
Local Authority

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



**Approximate Gross Internal Area 1097 sq ft - 102 sq m
(Excluding Garage & Outbuilding)**

Garage Area 272 sq ft – 25 sq m
Outbuilding Area 117 sq ft – 11 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

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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 enquires 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.

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A well maintained 3 bedroom detached bungalow situated in a sought after private cul de sac offering easy access to both Bookham Common and train station. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1986, this desirable residence does in our opinion provides well-proportioned accommodation throughout. Currently this consists of a cloakroom, spacious triple aspect lounge / dining room with patio doors opening out onto the rear garden, separate kitchen with a good range of matching eye and base level units, 3 bedrooms, master benefitting from an ensuite bathroom in addition to the family bathroom. To the front there is then off street parking for 2 vehicles which in turn leads to a detached garage. The rear garden is of good size providing excellent width to the plot and offering a paved sun terrace, good expanse of lawn, arbour area, summer house, green house and a garden shed. In total the garden extends to approx. 43ft x 73ft (13m x 22m).



SITUATION

The property is located in a sought after private cul de sac approximately 1 mile from Bookham Village centre which offers an excellent range of local amenities to include two supermarkets, post office, doctors and dentist surgeries, a library and a number of other independent retailers. Also within easy reach is a convenience store catering for daily needs. Bookham Common which is National Trust owned is close by providing some delightful walks and countryside. Bookham train station is approximately 1/2 mile away and offers a commuter service into London Waterloo and Victoria via Leatherhead. 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 in the area both in the state and private sectors including the well regarded Howard of Effingham senior school.

