



**37 West Down, Bookham, Surrey
KT23 4LJ**

£725,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246. Continue along taking the second turning on your left hand side into Groveside, bearing round to the left which then becomes Dowlans Road, take the next turning on your left into West Down and number 37 can be found on your left hand side.

**Approximate Gross Internal Area 1489 sq ft - 138 sq m
(Including Garage)**

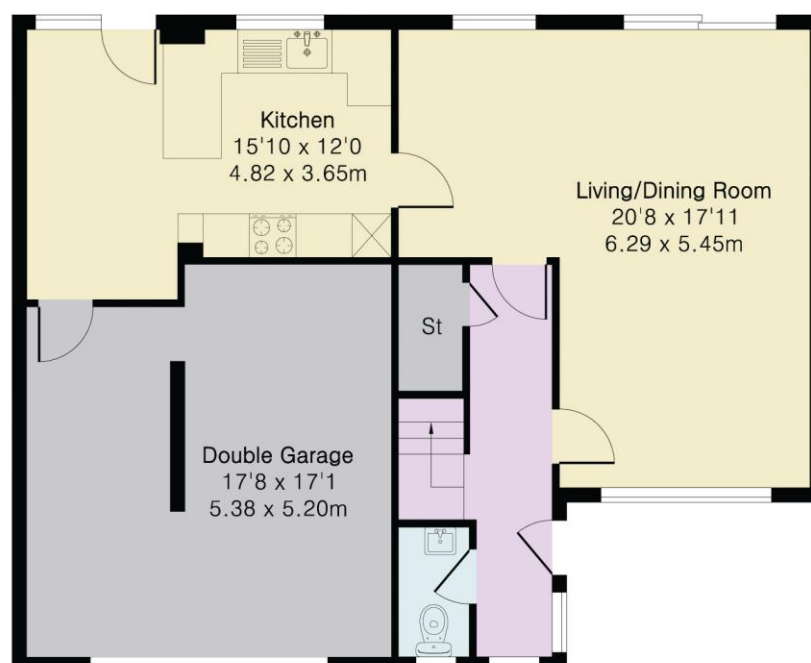
Ground Floor Area 908 sq ft – 84 sq m

First Floor Area 581 sq ft – 54 sq m

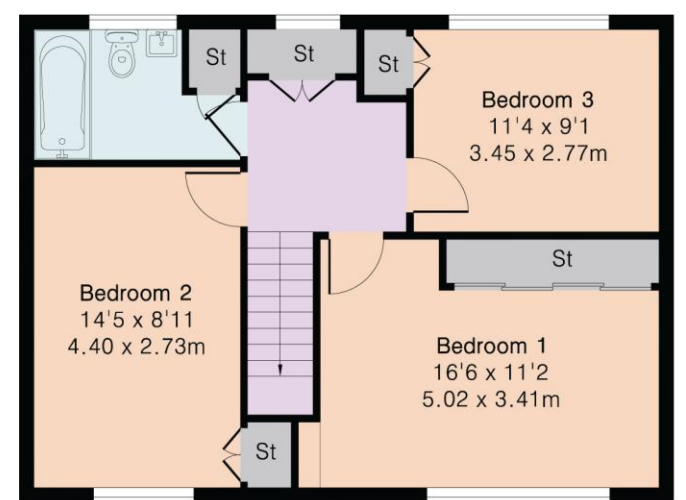


Local Authority

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



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		

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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 house offering a good size rear garden situated within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in 1971 this popular style of home provides well proportioned accommodation to both ground and first floor. The former consists of a cloakroom, generous size living / dining room with sliding patio doors opening out onto the well maintained rear terrace and garden. In addition there is also a spacious kitchen/breakfast room being two distinct areas the former incorporating a range of matching eye and base level units together with ample work surfaces and the latter providing space for a dining table. To the first floor there are then 3 double bedrooms all with built-in wardrobes plus a modern family bathroom. The property itself is approached via its own driveway giving some off street parking which in turn leads to an attached integral double garage. The rear garden has been well maintained incorporating a crazy paved sun terrace leading on to a good expanse of lawn screened to all sides via an array of well stocked flower and shrub beds together with mature trees offering good seclusion. In total the garden extends to 49ft x 38ft (14.8m x 11.5m)



SITUATION

The property is located in a popular cul de sac just over ¼ mile from Bookham village centre which provides an excellent range of local shops including two small supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham train station is just over 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. Surrounding the village is miles of open countryside much of which is National Trust owned. Also close by are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school.

