



**Middlemead Road, Great Bookham,
Surrey KT23 3DD**

£550,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Proceed along taking the 2nd turning on your right hand side into Middlemead and the property can be found on your right hand side.

Approximate Gross Internal Area 1037 sq ft - 96 sq m (Excluding Outbuilding)

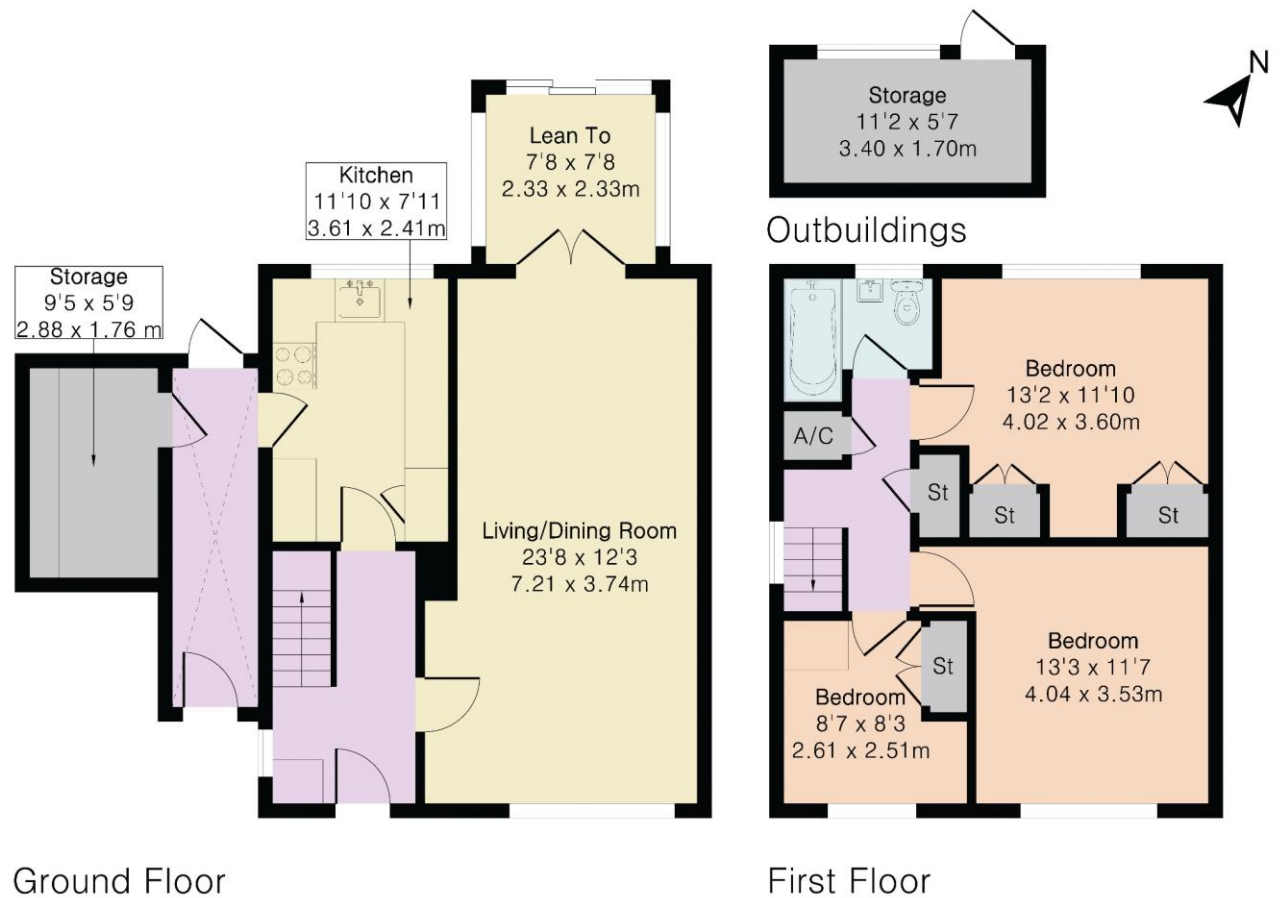
Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 452 sq ft – 42 sq m

Outbuildings Area 117 sq ft – 11 sq m

Local Authority

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



Bookham Office
Rayleigh House
32 High Street
Great Bookham
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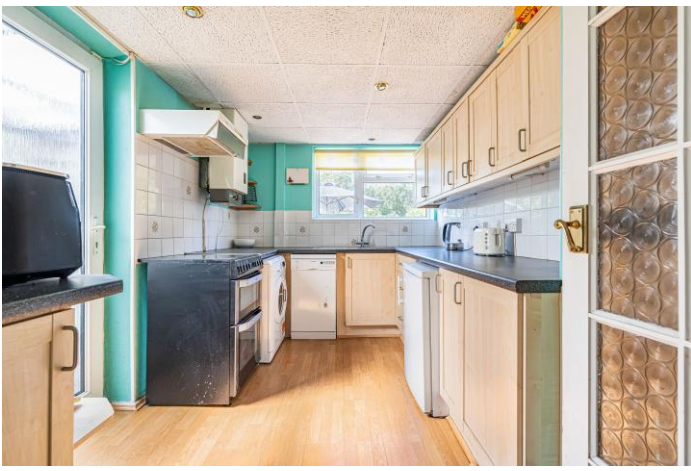
Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. 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 proportioned 3 bedroom semi detached house offering an excellent size rear garden situated within easy reach of Bookham Station, Common and the High Street.

THE PROPERTY

Originally constructed in 1952 this popular style of home does in our opinion provide good accommodation to both ground and first floor. The former consists of an entrance hall, understairs storage cupboard, generous size living room/dining room with a central open fireplace and patio doors leading through to an attached lean-to. The kitchen provides a good range of matching eye and base level units together with ample work surfaces and a pleasant aspect overlooking the lovely rear garden. To the first floor there is access to a partially boarded loft, 3 bedrooms and a family bathroom with shower over bath. The property itself is approached via its own driveway providing off street parking for two vehicles with a side covered walk way leading to the delightful rear garden which provides a wide paved sun terrace opening out onto a good expanse of lawn screened to all sides by mature trees and hedging. In addition there is also a useful brick built storage unit. In total the garden extends to 131ft x 24ft (40.2m x 7.3m).



SITUATION

The property is located just over ¼ mile from Bookham High Street which provides an excellent range of shops and amenities to include two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is approximately ½ mile away and provides a commuter service to London Waterloo, Victoria and Guildford. The M25 can be reached at junction 9 Leatherhead giving good motorway access to Heathrow and Gatwick airports. Also within the area are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school

