



18 Oaks Lane, Great Bookham,
Surrey, KT23 3FD

£525,000 Freehold

Directions

From our office proceed to the bottom of the High Street and carry straight over the square about into Church Road and approximately ½ way along opposite Bookham train station is the entrance to Oaks Lane..

Local Authority

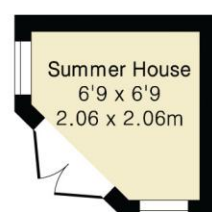
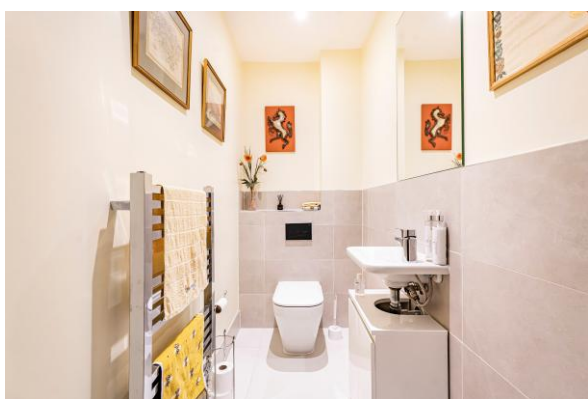
Mole Valley District Council Tel: 01306 885001
Council Tax Band: E

Approximate Gross Internal Area 834 sq ft - 78 sq m (Excluding Outbuilding)

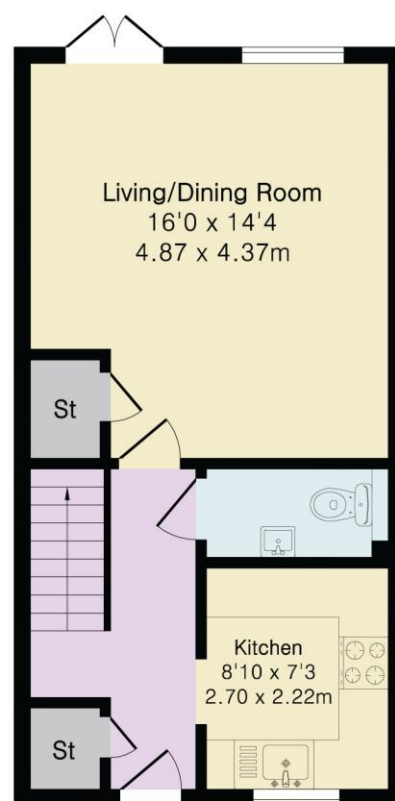
Ground Floor Area 417 sq ft – 39 sq m

First Floor Area 417 sq ft – 39 sq m

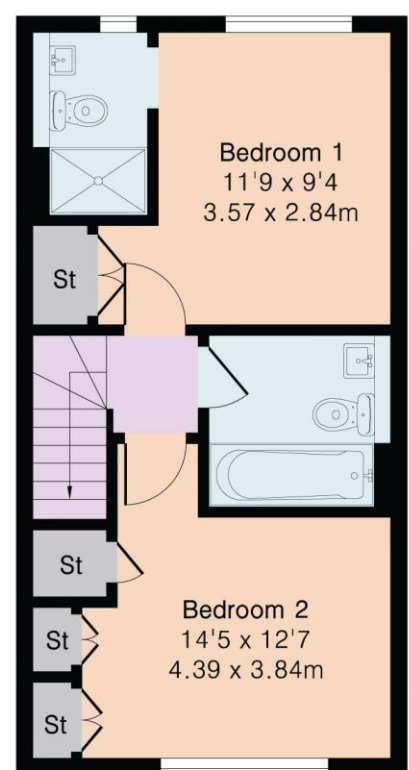
Outbuilding Area 38 sq ft – 4 sq m



Outbuilding



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

**18 Oaks Lane, Great Bookham, Surrey,
KT23 3FD**

A beautifully presented 2 bedroom mid terrace home offering a good size southerly aspect rear garden and NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 2018 by Michael Shanley Homes this immaculate property provides stylish accommodation to both ground and first floor. Currently this consists of an entrance hall with coats cupboard, cloakroom, high specification kitchen providing a good range of quality appliances, shaker style kitchen doors and composite stone work tops. The lounge/dining room is also spacious with double opening doors leading to the good size rear garden. To the first floor there are 2 well proportioned bedrooms, family bathroom with lovely ceramic tiling and a stylish en-suite shower room. To the rear there is then a well maintained private garden offering a wide paved sun terrace and pathway leading onto a good expanse of lawn with a **timber constructed summer house** located to the rear of the garden. In total the garden extends to 27ft x 24ft (8m x 7m) and benefits from a sunny southerly aspect. Other benefits include UPVC double glazing and 2 allocated parking spaces.



SITUATION

The property is located in a private gated development within walking distance of Bookham train station which provides a commuter service into both London Victoria and Waterloo. Bookham Common is just one hundred yards away and offers superb National Trust walking and riding countryside and the centre of Bookham village is about 1 mile away offering an excellent range of local shops to include 2 small supermarkets, post office, doctors and dentist surgery and a library and a number of other independent retailers. The M25 can be reached at junction 9 Leatherhead and gives good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

