







Leatherhead Road, Bookham, Leatherhead, KT23 4SS

£2,600 pcm

Detached, good size family home within the Howard of Effingham catchment area and an easy walking distance of Bookham village

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

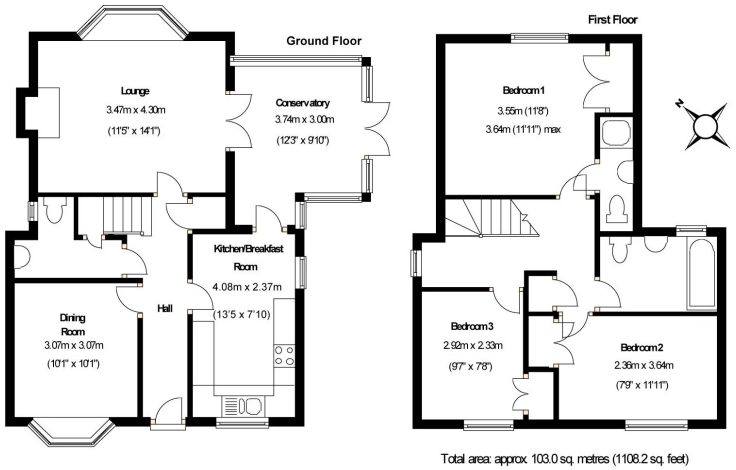
Council Tax Band: E

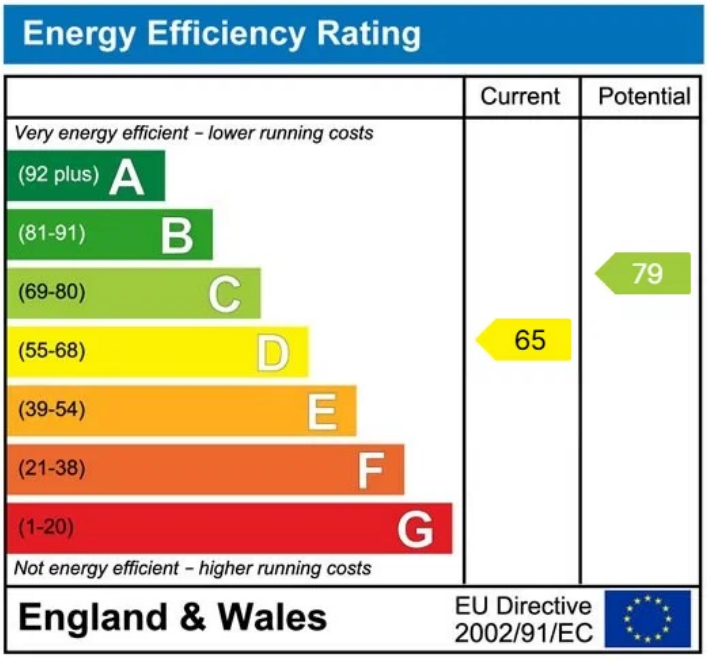
HENSHAWS

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Deposit: £3,000

Date First Available: 14/07/2026

Furnishing: Unfurnished

This conveniently located 3 double bedroom, 2 bathroom family home offers flexible accommodation offering three reception rooms. The conservation leads off from the kitchen and opens to the rear garden. There is a formal dining room and Sitting room with feature fireplace. The front driveway could accommodate parking for two cars.

The accommodation comprises of:
Entrance hall
Sitting room: 3.47m x 4.30m (11` 5 x 14` 1)
Conservatory: 3.74m x 3.00m (12` 3 x 9` 10)
Dining room: 3.07m x 3.07m (10` 1 x 10` 1)
Kitchen with breakfast area: 4.08m x 2.37m (13` 5 x 7` 10)
Cloakroom.

First floor landing :

Master bedroom with fitted wardrobes : 3.55m x 3.64m (11` 8 x 11` 11) Ensuite Shower room
Bedroom 2 with fitted wardrobes: 2.36m x 3.64m (7` 9 x 11` 11)
Bedroom 3 with fitted wardrobes: 2.74m x 2.33m (9` 7 x 7` 8)
Family bathroom
Rear garden with patio area
Shed
Front garden and driveway.

AVAILABLE MID DECEMBER. UNFURISHED
COUNCIL TAX BAND E EPC: C

GAS & ELECTRICITY PROVIDER: Currently EON WATER: Sutton & East Surrey Water.

A HOLDING DEPOSIT OF £600 IS REQUIRED. DILAPIDATIONS DEPOSIT: £3,000

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