



HENSHAWS



The Cottage, 214 Lower Road,
Bookham, Surrey KT23 4DE

£250,000 Leasehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road and then immediately right where 214 can be found on your right hand side.

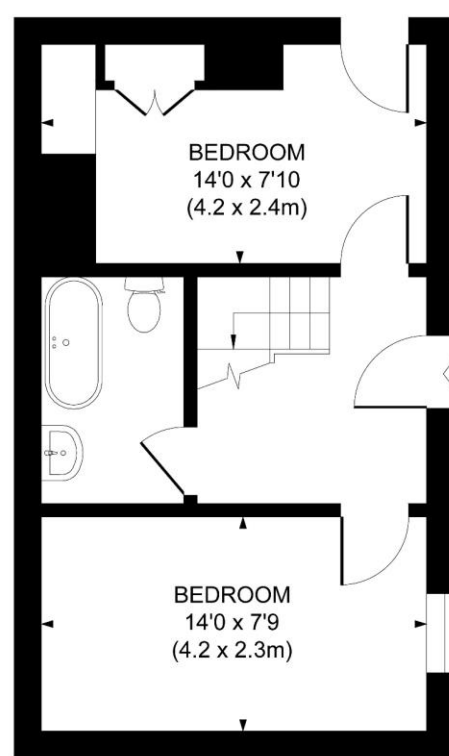
Approximate Gross Internal Area

Ground Floor 346 sq. ft / 32.17 sq. m
First Floor 346 sq. ft / 32.17 sq. m
Total 692 sq. ft / 64.34 sq. m



Local Authority

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



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		46
(21-38)	F		
(1-20)	G	9	

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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 charming grade II listed 2 bedroom split level maisonette situated in the heart of Bookham village. Offered for sale with NO ONWARD CHAIN.

THE PROPERTY

This rarely available home does in our opinion provide a lovely blend of character features combined with modern amenities. Currently this consists on the ground floor all of two bedrooms and a family bathroom with stairs then leading to the first floor which incorporates an open plan lounge / kitchen the latter providing a good range of contemporary eye and base level units together with ample wood block work surfaces. Other benefits include a communal garden and an allocated parking space.

Lease: 115 years remaining
Service charge: £2,561.32 PA
Ground rent: £300 PA



SITUATION

The property is located in the heart of Bookham Village which provides an excellent range of shops to include two supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Also within easy reach is Great Bookham Common which is National Trust owned providing some delightful walks and countryside. Bookham train station is just over ½ mile away and offers 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. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school.

