105 Woodlands Road, Little Bookham, Surrey, KT23 4HN

£760,000 Freehold

Directions

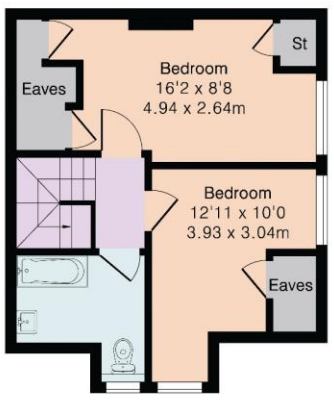
From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Take the 3rd turning on your left hand side into Woodlands Road and number 105 can be found ¾ of the way up on your left hand side.

Local Authority

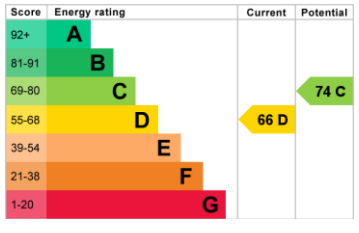
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G

Approximate Gross Internal Area 1552 sq ft - 144 sq m
(Excluding Garage)
Ground Floor Area 1227 sq ft – 114 sq m
First Floor Area 325 sq ft – 30 sq m
Garage Area 174 sq ft – 16 sq m

Ground Floor



First Floor



HENSHAWS

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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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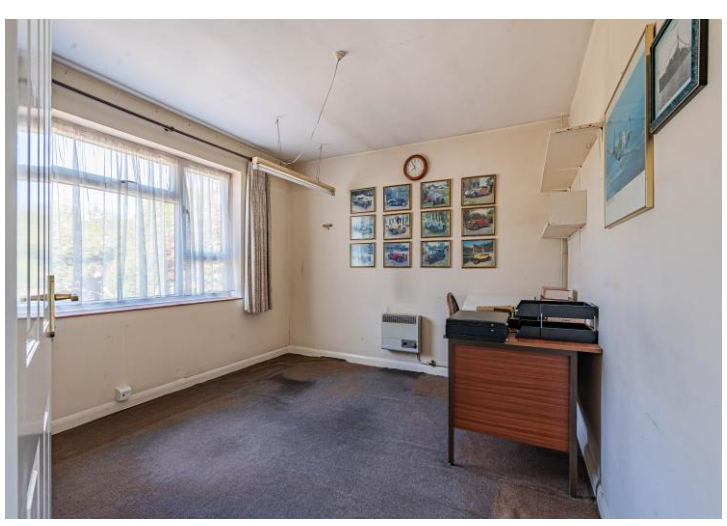
A 4/5 bedroom detached chalet bungalow incorporating an excellent size rear garden and offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1959 this good size home does in our opinion now require updating and modernisation but also offers excellent potential to further enlarge and develop subject to the usual planning consents. Currently the accommodation consists of 3 ground floor bedrooms, one of which is currently used as a study, ground floor bathroom, good size living room with a central fireplace and double opening patio doors opening onto the lovely rear terrace and garden. In addition there is also kitchen/dining room plus a separate utility room. To the first floor there are then 2 further bedrooms and a family bathroom. The property itself is approached via its own driveway giving an excellent amount of off street parking which in turn leads to an attached garage. A particular feature of the property is the excellent size rear garden which provides a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via mature trees and hedging. In total the garden extends to 148ft x 52ft (45m x 15m).

SITUATION

The property is located in a much sought after semi-rural location with some delightful countryside much of which is National Trust owned located towards the end of Woodlands Road. There are shops providing an excellent range of amenities with Bookham and Effingham Village centres close by whilst the larger retail centres of Guildford and Leatherhead are only 15-20mins drive away. Effingham train station is approximately 2 miles away providing a commuter service into London Waterloo and Victoria. The M25 can be reached junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are highly respected schools both in the state schools both in the state and private sectors including the well renowned Howard of Effingham senior school.