



214 Lower Road, Bookham, Leatherhead, KT23 4DE

£1,500 pcm

Period property home provides a lovely blend of original character with benefits from an update with modern amenities.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Council Tax Band: D

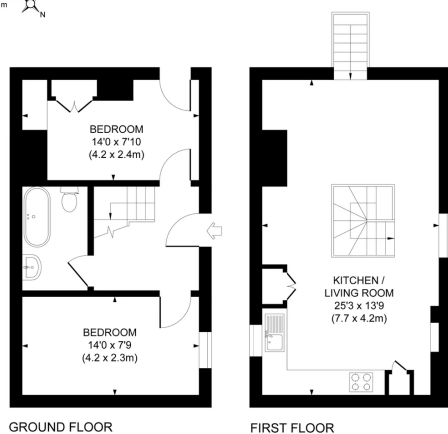


Lettings Office
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www.henshaws.net

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



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.



Deposit: £1,730

Furnishing: Unfurnished

This rarely available period property home provides a lovely blend of original character but benefits from an update with modern amenities. On the ground floor there are two bedrooms and a family bathroom with stairs leading to the first floor. There is an open plan lounge / kitchen and dining area. Other benefits include a communal patio area and an allocated parking space. Situated within the heart of Bookham Village

First floor: Open plan sitting room / kitchen approx. 24'9 x 14'3. (7.54m x 4.34m) Triple Aspect. Original beams and vaulted ceiling. Delightful hayloft door opening exit. The kitchen and living area is divided by an internal staircase to the centre of the room.

Ground floor: Bedroom 1 approx. 14'3 x 7'9 (4.34m x 2.36m)

Bedroom 2 approx. 12' x 6'6 (3.66m x 1.98m)

Bathroom: three piece suite with shower over bath

Communal courtyard area

Allocated parking

Centrally located to Bookham High Street.

AVAILABLE. UNFURNISHED

COUNCIL TAX BAND E. MOLE VALLEY COUNCIL

EPC . EXEMPTION

A HOLDING DEPOSIT OF £340.00 is required. DILAPIDATIONS DEPOSIT: £1700.00 AT TENANCY START

This property is all Electric. current provider British Gas. Mains Water and Sewerage.

Bookham village offers a range of local shops including a supermarket, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham station is within walking distance and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Gatwick and Heathrow airports. Surrounding the village is miles of open countryside much of which is National Trust owned. There are excellent schools close by both in the state and private sector including the well renowned Howard of Effingham secondary school.

The popular towns of Cobham, only approx 5 miles away and Guildford approx 11 miles away offer a good variety of shops and restaurants.

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