



7 Lower Shott, Bookham, Surrey
KT23 4LR

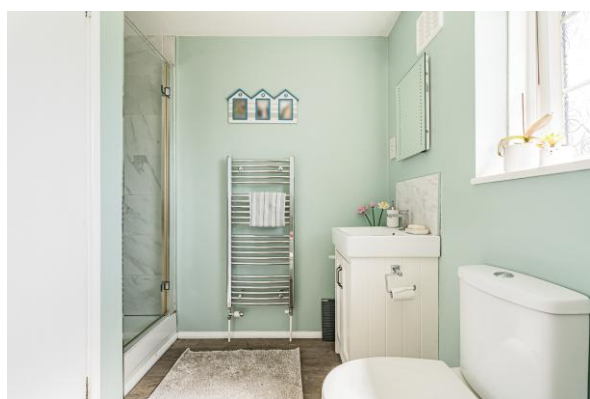
£650,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Take the 1st turning on your right hand side into Leatherhead Road, which becomes Lower Shott and number 7 can be found a short way along on your left hand side.

Local Authority

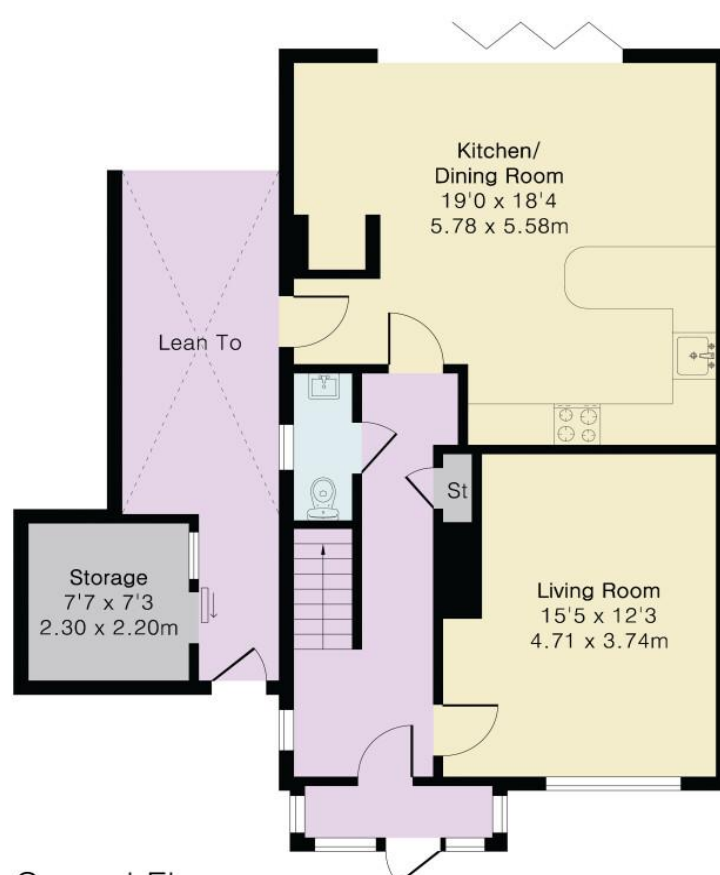
Mole Valley District Council Tel: 01306 885001
Council Tax Band:



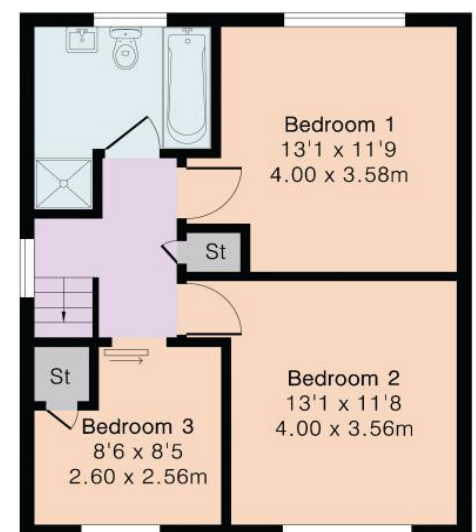
Approximate Gross Internal Area 1179 sq ft - 110 sq m

Ground Floor Area 727 sq ft – 68 sq m

First Floor Area 452 sq ft – 42 sq m



Ground Floor



First Floor

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

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A beautifully presented 3 bedroom semi-detached home offering an excellent size southerly aspect rear garden, situated within easy reach of Bookham Village centre.

THE PROPERTY

Originally constructed in the 1950s, this popular style of home has been extended and modernised, enabling the property, in our opinion, to now benefit from stylish and well-proportioned accommodation to both ground and first floor. Currently, this consists of a fully enclosed porch, entrance hall, cloakroom, good size living room and, undoubtedly, the heart of the home, an excellent open plan kitchen/dining/family room. The kitchen provides a range of matching contemporary eye and base level units, ample wood block work surfaces, a breakfast bar and space for a good size dining table. Bi-fold doors open directly onto the lovely rear garden, creating an attractive outlook and wonderful connection between the inside and outside spaces. To the side is a useful covered sideways and powered built-in storage unit, suitable for appliances. The first floor provides three bedrooms, plus a modern family bathroom and separate shower cubicle. The property is approached via a block-pavia driveway, providing a good amount of off-street parking. A particular feature of this lovely home is the delightful and generous rear garden, incorporating a wide paved sun terrace leading onto an excellent expanse of lawn, screened by mature hedging to one side. There are also two further slate terrace areas and hard standing for a garden shed. In total, the garden extends to approximately 87ft x 34ft (26m x 10m), enjoys a southerly aspect, with an established apple tree providing a welcome opportunity for natural shade on warmer days.



SITUATION

The property is located on the popular south side of the village within walking distance of a good range of local shops to include 2 small supermarkets, doctors and dentist surgeries, a post office, library, fishmongers, greengrocers, a butchers and a number of other independent retailers. Bookham train station is approximately 1 mile away 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 Heathrow and Gatwick airports. Also within the area are excellent schools both in the state and private sectors catering for all age groups including the well renowned Howard of Effingham secondary school.

