

Directions

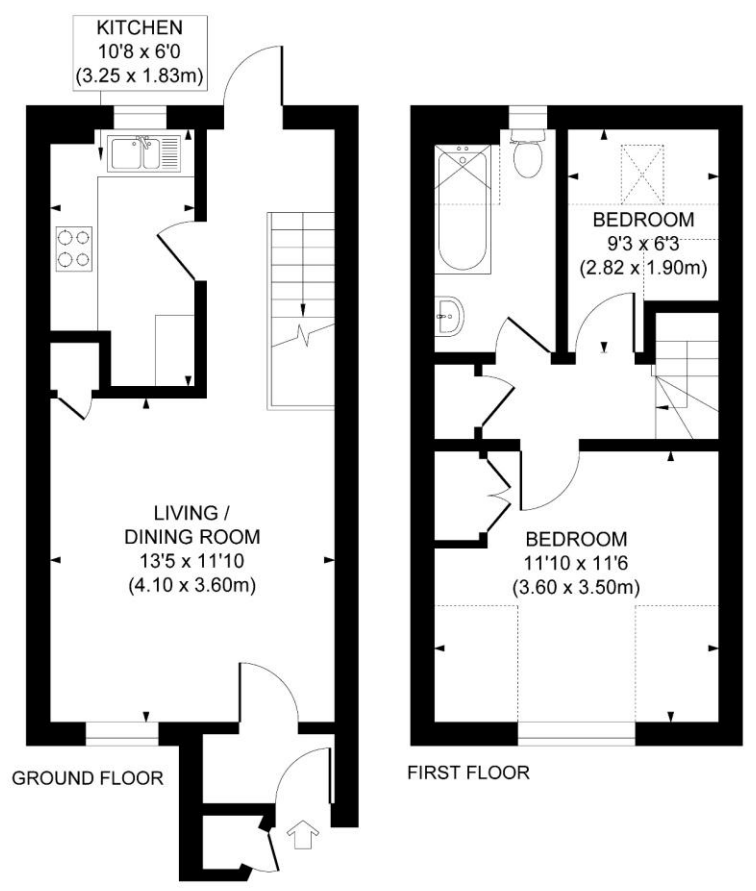
From our office in Great Bookham proceed to the bottom of the high street proceeding straight across the crossroads taking the 5th turning on your left hand side into Edenside Road proceed along and take the first turning on your left into Elmcroft and number 11 is located towards the back left of the development.

Local Authority

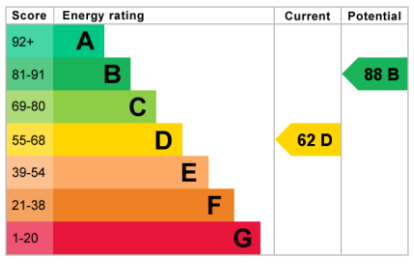
Mole Valley District Council Tel: 01306 885001
Council Tax Band: D



Approximate Gross Internal Area
600 sq. ft / 55.72 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.



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.

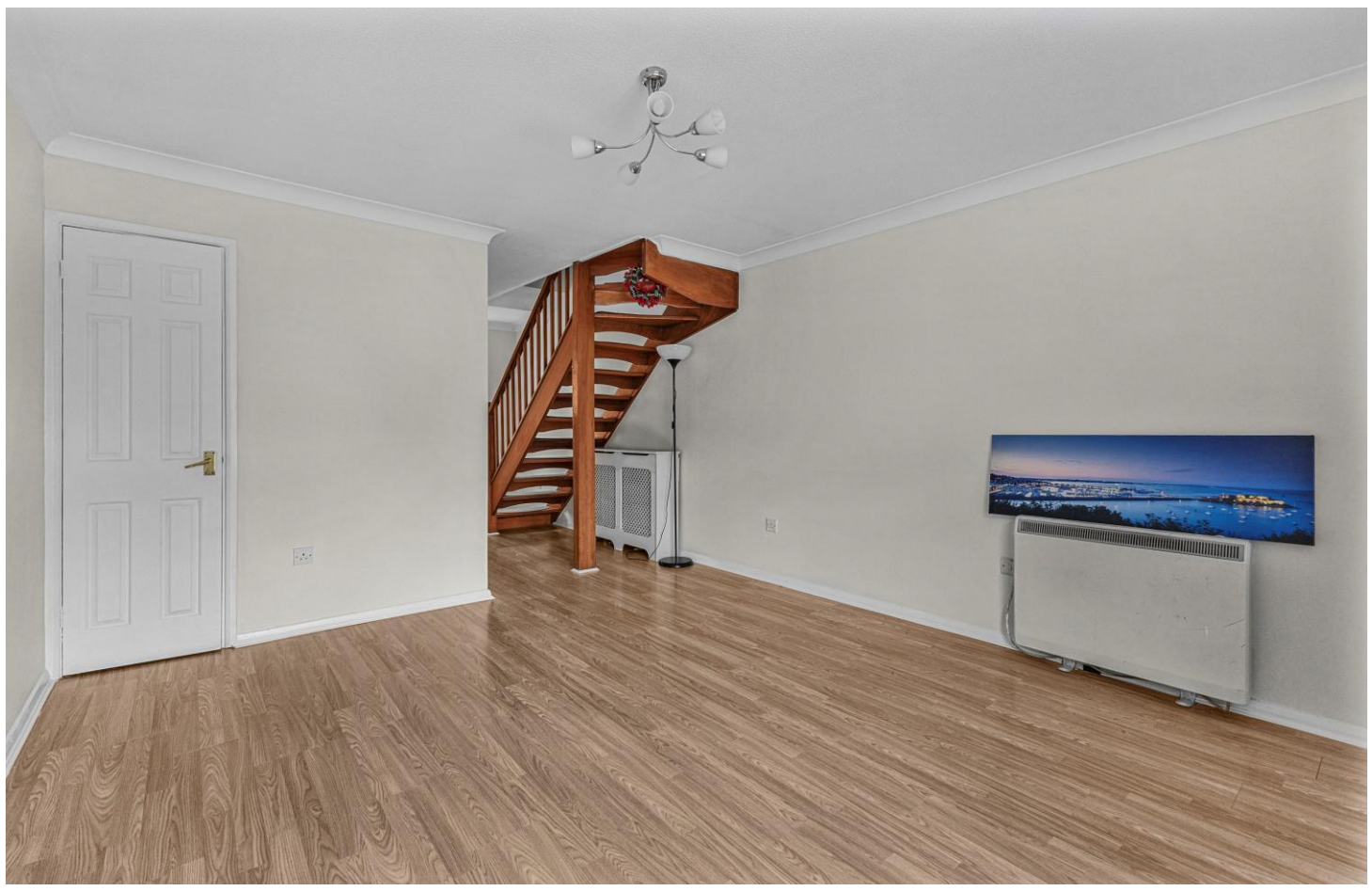
11 Elmcroft, Bookham, Surrey, KT23 3EB

A well maintained 2 bedroom end of terrace house offering a small private terrace and situated in a quiet cul de sac location. NO ONWARD CHAIN.

THE PROPERTY

Originally Constructed in 1985 this popular style of home incorporates the following accommodation, entrance hall leading through to the lounge/dining room enjoying a pleasant aspect overlooking the well maintained communal gardens to the front. The kitchen provides a good range of matching eye and base level units together with ample work surfaces. To the first floor there is a double bedroom with a built-in wardrobe, cot room/study plus a family bathroom. From the kitchen there is access to a private patio which in turn leads directly onto the well maintained communal gardens. To the front there is a central green area being extensively laid to lawn. Other benefits include an outside storage cupboard, garage en-bloc and further guest parking.

Maintenance of communal grounds/gardens £625 PA







SITUATION

The property is located approximately ¾ mile from Bookham Village centre which offers an excellent range of amenities including 2 small supermarkets, a doctors and dentists surgeries, a post office, a library, greengrocers, bakers, a fishmongers and a number of other independent retailers. Bookham train station which is a 5 minute walk, 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 & Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. Also within easy reach are excellent schools both in the state and private sector.





