



Plot 4, Old Forge Close 242 Lower Road, Great Bookham, KT23 4DE

Price Guide £600,000



- END OF TERRACE HOUSE
- CONTEMPORARY KITCHEN UNITS
- STYLISH BATHROOM
- ELECTRIC VEHICLE CHARGING PORTS
- 10 YEAR BUILDZONE WARRANTY
- 2 BEDROOMS
- TRADITIONAL LOOK NEW BUILD
- ALLOCATED PARKING FOR TWO CARS
- WALKABLE TO VILLAGE
- BEAUTIFUL SURREY COUNTRYSIDE

Description

This charming semi-detached home at 4 Old Forge Close boasts an appealing exterior with a combination of warm red brick and attractive white render. The stylish tiled porch over the front door adds a touch of elegance.

Inside, the property features two spacious double bedrooms and a stunning bathroom with both a bath and a separate shower. Additionally, there are two private parking spaces and high ceilings throughout. The modern kitchen, designed in a shaker style, is equipped with top-of-the-range integrated appliances. The main living room opens up to a private terrace and garden through lovely French doors. Upstairs, the bedrooms offer both comfort and style. The modern family bathroom features timeless white sanitaryware.

Throughout the home, careful attention to detail is evident, creating an elegant and contemporary living space with a superb specification

*Images taken from Show Homes (Plot 2 and 3) Old Forge Close



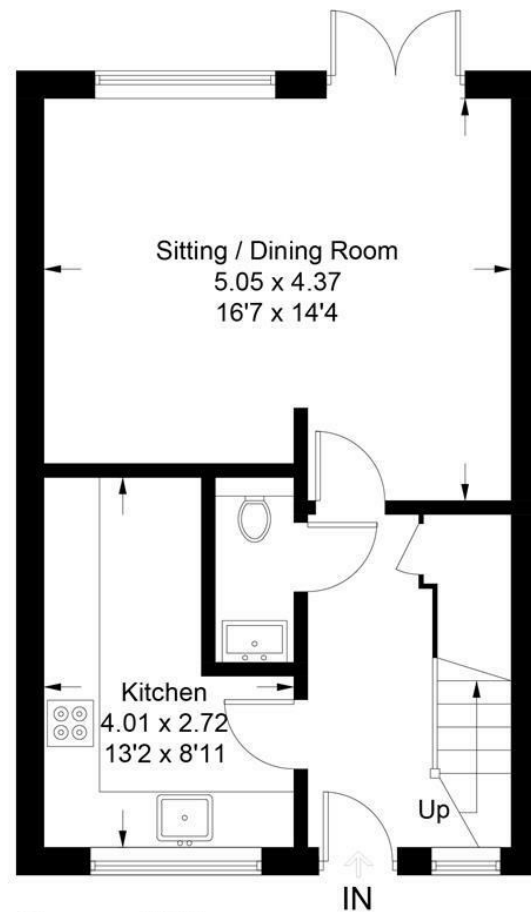
Situation

This charming development enjoys a fantastic location, just moments from the historic High Street where you'll find a great selection of amenities. Also within walking distance is Bookham Railway Station, offering swift and easy access to central London. The M25, and both Heathrow and Gatwick International airports are close by.

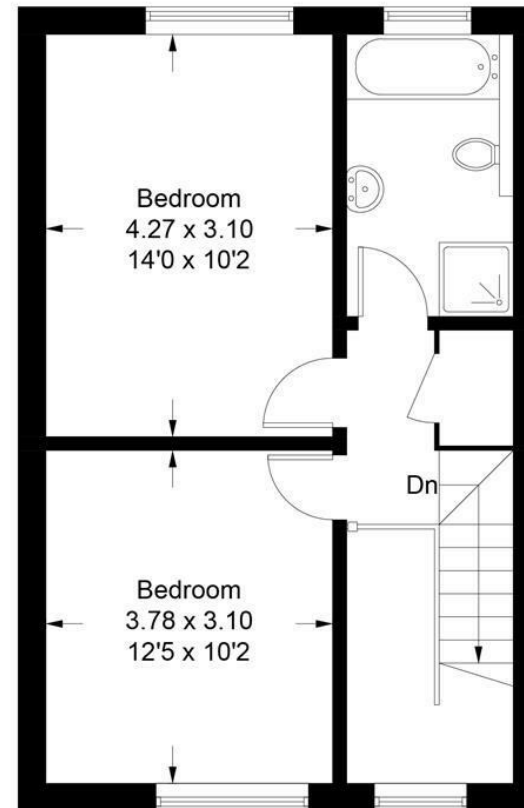
For those who enjoy an outdoor lifestyle, or simply want to enjoy fresh air, then Bookham Common is a must with its majestic oak woods, and tranquil ponds. There is an excellent range of private and state schools in the area, including St Teresa's, Cranmore School, Howard of Effingham, The Raleigh, to name a few.

Tenure	Freehold
EPC	TBC
Council Tax Band	D

Approximate Gross Internal Area = 82.2 sq m / 885 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1028084)
www.bagshawandhardy.com © 2023