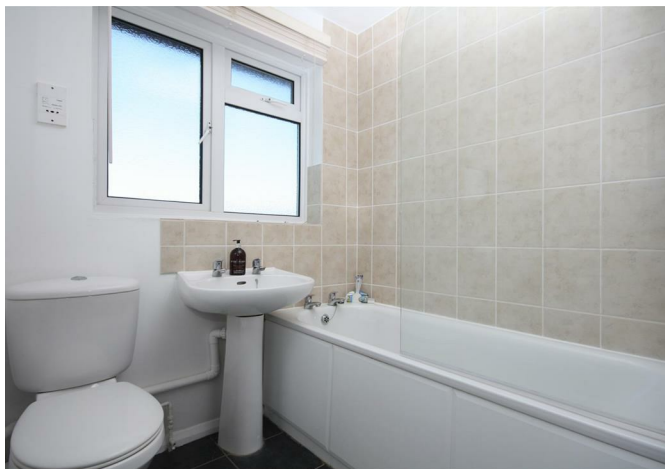




19 Bracken Close, Great Bookham, KT23 3ER

Price Guide £365,000



- 2 BEDROOM HOUSE
- CUL-DE-SAC LOCATION
- PRIVATE GARDEN
- EASY WALK TO BOOKHAM COMMON
- IDEAL FIRST TIME BUY OR INVESTMENT
- WELL PRESENTED THROUGHOUT
- 1 ALLOCATED PARKING SPACE
- MODERN KITCHEN
- CLOSE TO STATION

Description

This well presented two bedroom terraced house is tucked away at the end of a cul-de-sac within walking distance of Bookham Station and beautiful National Trust owned Bookham Common. The property benefits from a lovely rear garden and one allocated parking space.

The front door opens to an enclosed entrance porch and door to a small entrance hall. There is a bright and spacious living room with an opening to the superb kitchen dining room. The modern kitchen features a range of units, space for appliances and a door out to the garden.

On the first floor there are two bedrooms, both with fitted wardrobes, and a modern bathroom.

Outside the property benefits from a private rear garden with a generous sized patio, artificial lawn and a gate leading to the parking area.

Situation

Conveniently located for the station and common and within a mile of the village centre which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

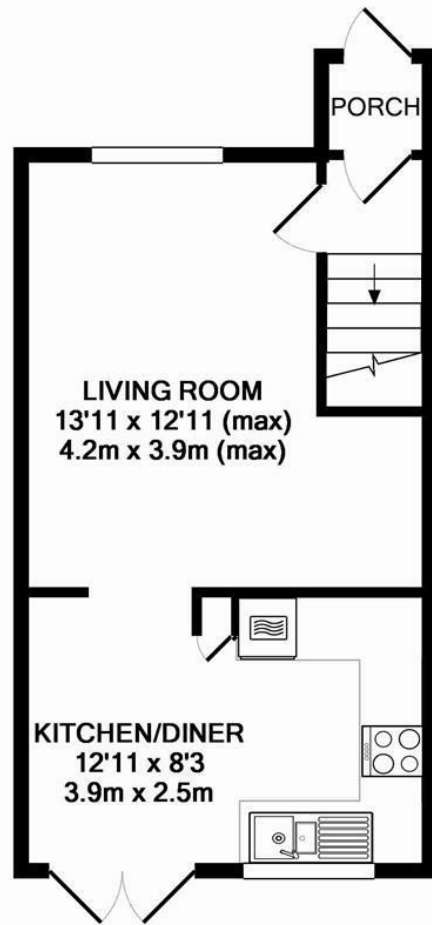
The area is well catered for highly regarded local schools; including the Howard of Effingham.

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs.

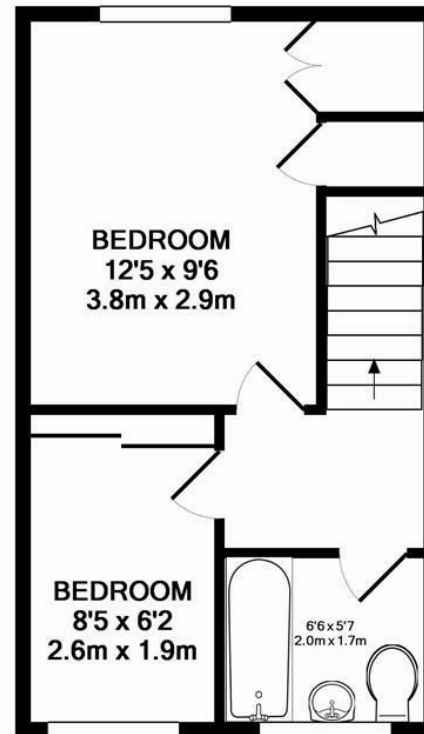
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station.

Tenure	Freehold
EPC	C
Council Tax Band	D





GROUND FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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