



50 Proctor Gardens, Great Bookham, Surrey, KT23 4BY

Price Guide £290,000



- SPACIOUS TWO/THREE BEDROOM FLAT
- MODERN FITTED KITCHEN
- LOCKED STORE CUPBOARD
- SHORT WALK TO LOCAL SHOPS & BUS ROUTES
- CONVENIENT FOR NORBURY PARK & STATION
- SITTING ROOM WITH THIRD BED OFF
- LUXURY BATHROOM SUITE
- COMMUNAL GROUNDS
- EASY ACCESS FOR LOCAL SCHOOLS
- QUIET END OF CUL-DE-SAC

Description

Situated in a quiet convenient position within walking distance of local village shops and amenities is this superbly presented 'light and airy' two/three bedroom ground floor flat.

A communal front door with entry phone leads to one's own front door with a good sized storage cupboard opposite. Front door leads into the entrance hall which includes a large walk-in storage cupboard off. A large and bright sitting room offers ample room for a comfortable seating area in front of a picture window. The dining room/study/bedroom 3 is located off. A thoughtfully designed and recently refurbished kitchen provides ample room for worktop preparation, space for under counter stools, cupboard storage and space for freestanding and integrated appliances.

The principal bedroom makes a generous double bedroom and along with bedroom two, both are served by a modernised family bathroom suite.

Outside the property benefits from communal gardens, including a drying area and on street parking.



Situation

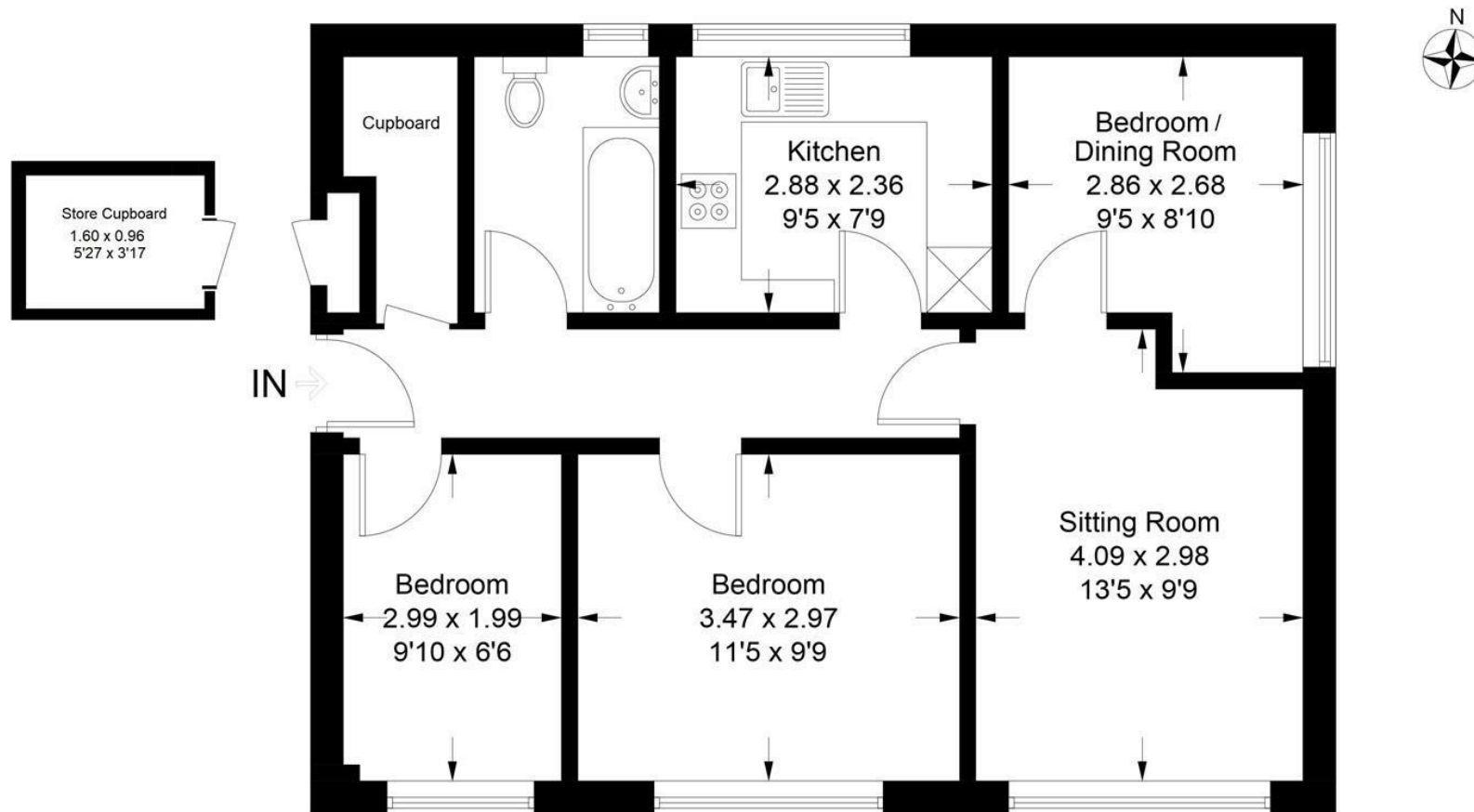
Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors, dental surgery, churches and pubs within easy reach.

Within walking distance, there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School.

Bookham station offers direct services to London Waterloo and Guildford in the opposite direction. and is approximately a 20 minute walk. The property is a short walk to bus routes for Epsom, Guildford and Cobham.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	125 years from 25.11.94 (94 years remaining)
Service Charge	£936 per annum
Ground Rent	£10 per annum

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



Ground 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. (ID973233)
www.bagshawandhardy.com © 2023

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

