



18 Bookham Grove, Great Bookham, Surrey, KT23 4NS

Asking Price £475,000



- TWO BEDROOM MEWS STYLE COTTAGE
- PRINCIPAL BEDROOM WITH EN-SUITE
- OWN GARAGE NEARBY
- WALK TO LOCAL SHOPS & AMENITIES
- LONG LEASE
- SITTING/ DINING ROOM
- FITTED KITCHEN
- PRIVATE COURTYARD GARDEN
- EASY ACCESS FOR POLESDEN LACEY
- NO ON-GOING CHAIN

Description

A rare opportunity to purchase this two bedroom mews house forming part of the historical Bookham Grove just a stones throw from independent retailers and amenities nearby. The property benefits from its own private courtyard garden that overlooks scenic grounds, a garage nearby and no on-going chain.

The front door opens onto the entrance hall with a handy cloakroom off and storage cupboard, The Kitchen off the hallway features plenty of toll edge worktops for preparation, floor and wall mounted cupboards for storage and space for freestanding appliances which include an electric cooker, washing machine and upright fridge freezer.

The sitting room to the rear overlooks the courtyard garden and leave plenty of room for comfortable seating along with a space for a table and chairs. A staircase leads to the landing with access to the roof space. The principal bedroom features an en-suite shower room, and built-in cupboards. A good size second bedroom is served by a family bathroom. Outside the property benefits from its own courtyard garden that enjoys a sunny westerly aspect. The property also benefits from its own garage located in a battery nearby.



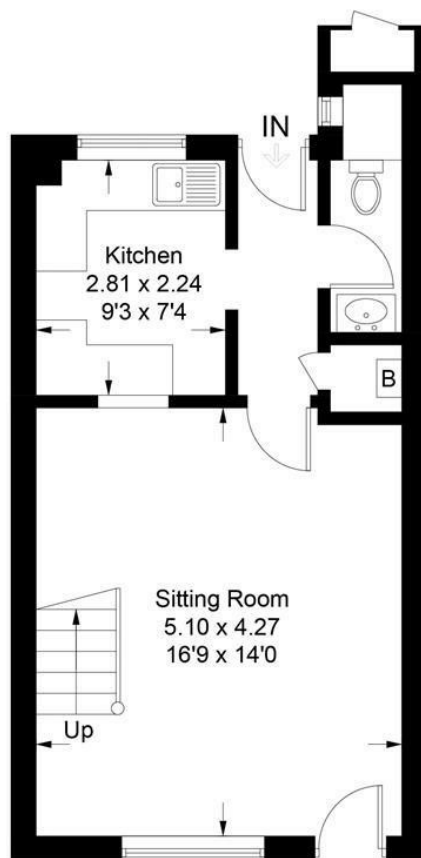
Situation

Ideally located just minutes walk from the local shops and Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

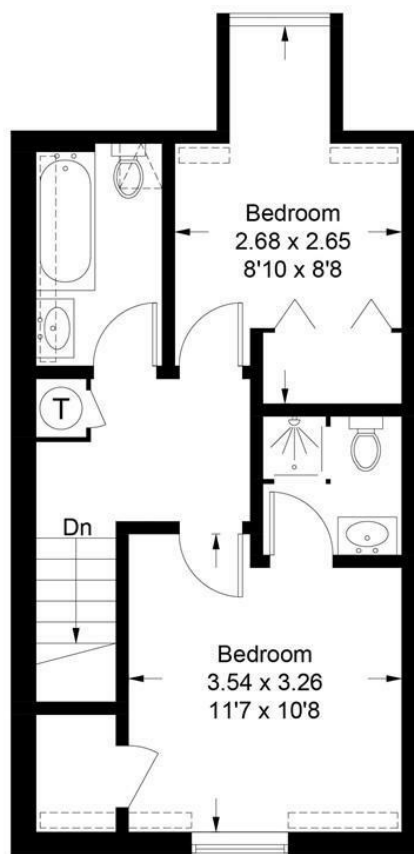
Bookham station is just over a mile away and offers frequent rail services to London/Guildford/Leatherhead. There is also convenient access to the A3, Junction 9 of the M25 and it is almost equidistant between Heathrow and Gatwick International Airports.

Tenure	Leasehold
Lease	999 years from 1985
Service Charge	£1524.80 per annum
Ground Rent	£10 per annum
Ground Rent Review	£10 increase every 33 years
EPC	C
Council Tax Band	E
Other	There is also a Quinquennial Charge (additional charge every 5 years – an amount seen as necessary to over costs at the time) 1st April 2022 – £4,250 (PAID)

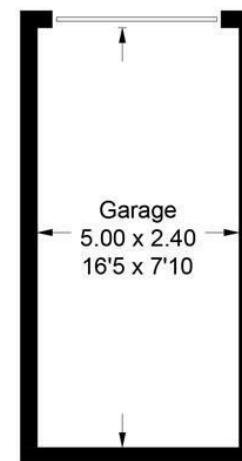
Approximate Gross Internal Area = 73.2 sq m / 788 sq ft
Garage / Store = 12.5 sq m / 134 sq ft
Total = 85.7 sq m / 922 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID869852)
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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

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