



**patrick  
gardner**  
RESIDENTIAL

36 Guildford Road, Great Bookham, Leatherhead, KT23 4JH

Asking Price £305,000



- FIRST FLOOR MAISONETTE
- WITHIN A FEW MINUTES WALK OF BOOKHAM VILLAGE
- NEW CARPETS AND FLOORING THROUGHOUT
- TWO GOOD SIZE DOUBLE BEDROOMS
- IDEAL FIRST BUY OR INVESTMENT
- PRIVATE REAR GARDEN
- NEWLY REFURBISHED INCLUDING A NEW KITCHEN
- NEW CONDENSING BOILER
- LOFT OFFERING ADDITIONAL STORAGE
- NO ONWARD CHAIN

## Description

This first floor newly refurbished maisonette is ideally situated within minutes' walk of Bookham High Street and benefits from a private garden and a very long lease. There are two good sized bedrooms and ample storage in the loft space.

The front door leads upstairs to a landing with access to the spacious partially boarded loft with a pull down ladder. There are two bedrooms, one large double and one smaller double with storage cupboards and an area which could easily be used as a study space. There is a bathroom comprising a white suite with wc, sink, bath and shower over.

The kitchen is fitted with Shaker style units and wooden worktops with oven, four ring gas hob and a freestanding fridge freezer. The living room is a lovely room with a large window overlooking the garden.

To the rear of the property a pathway takes you to a private garden with a shed, feature patio and mature trees and shrubs.

## Situation

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

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore, all accessible open countryside for walking and cycling and there is a plethora of sports clubs to choose from.

Bookham station is 1.5 miles away and offers frequent services to London and with easy access to the A3 and the M25, this property is perfectly located for your commute either by rail or road.

### Tenure

Leasehold

### EPC

C

### Council Tax Band

D

### Lease

999 years from 24.06.56 (930 years remaining)

### Maintenance

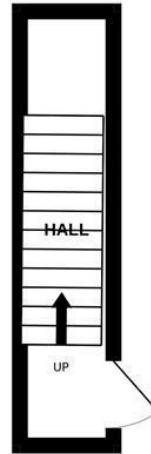
Owners responsibility

### Ground Rent

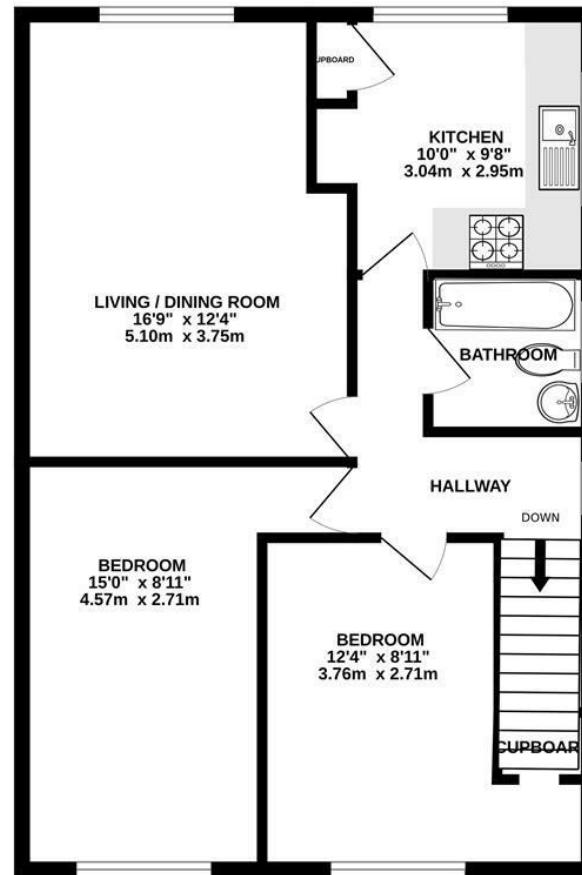
£12 per annum



GROUND FLOOR  
56 sq ft. (5.2 sq.m.) approx.



1ST FLOOR  
670 sq ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The floorplan is for general reference only and prospective purchasers should be advised that the dimensions shown should not 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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