



2 BEDROOM END TERRACE HOUSE

OWN DRIVEWAY TO GARAGE

40' REAR GARDEN

ENCLOSED PORCH

23' THROUGH LOUNGE

UPSTAIRS FAMILY BATHROOM

Christies Residential are pleased to offer for sale this 2 bedroom end of terrace house. Situated in a Cul-De-Sac within walking distance of Bookham Station, the property benefits from: gas central heating, entrance hall, through lounge open to fitted kitchen, upstairs family bathroom, own driveway to attached garage and rear garden. No Onward Chain.

**Bracken Close, Bookham,
Surrey KT23 3ER**

£409,950

Gas Central Heating Via Radiators

Enclosed Porch

Via part glazed door.

Entrance Hall

Via double glazed door.

Through Lounge

23' 1" X 9' 3" (7.06m X 2.84m)

Double glazed window. Double glazed doors to rear garden. Open to:

Fitted Kitchen

8' 2" X 7' 8" (2.51m X 2.34m)

Double glazed window over looking rear garden. Fitted wall & base units with inset stainless steel sink. Built in electric cooker & 4 ring gas hob with matching extractor hood over. Space for free standing fridge/freezer, space for washing machine and dishwasher. Part tiled walls.

First Floor Landing

Access to loft.

Bedroom 1

12' 5" X 9' 4" (3.81m X 2.87m)

Double glazed window. Double fitted wardrobes. Airing cupboard with wall mounted 'Worcester Bosch' gas central heating boiler.

Bedroom 2

10' 4" X 6' 4" (3.15m X 1.95m)

Double glazed window. Fitted shelving.

Family Bathroom

Frosted double glazed window. Matching white suite comprising: panel enclosed bath with wall mounted shower & screen, pedestal wash hand basin and low flush WC. Heated towel rail.

OUTSIDE

Own Driveway

With off street parking.

Attached Garage

Via up and over door. Power and light, Personnel door at rear.

Rear Garden

Patio. Laid to lawn with mature shrubs. Timber garden shed.

Local Authority

Mole Valley District Council

Council Tax

Tax Band D

Tenure

Freehold





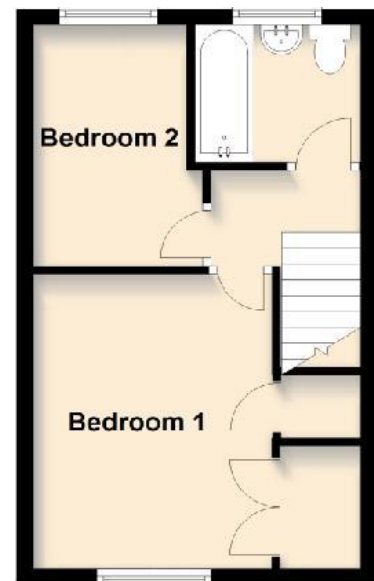
Ground Floor
Approx. 454.8 sq. feet



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		87
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Total area: approx. 741.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property.



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