



3 BEDROOMS

RENOVATED/REPLASTERED

REWIRED – NEW DOORS

ATTACHED GARAGE + CAR PORT

PLANNING - 2 BEDS & ENSUITE

NO CHAIN

Christies Residential are pleased to offer for sale this recently renovated and replastered 3 bedroom end of terrace house with planning permission to add a further 2 bedrooms and an en-suite bathroom. Situated in a quiet road the property benefits from: no onward chain, double glazing, gas central heating with new radiators, re wired, new internal doors, new floor coverings, new downstairs cloakroom, new fitted kitchen, triple aspect lounge/dining room, new upstairs family bathroom, own driveway with off street parking for several cars, attached garage, covered car port & rear garden with brick store and summerhouse.

**Whiteway, Bookham, Surrey,
KT23 4NB**

£599,999

Gas Central Heating

With new radiators

Rewired **New Internal Doors**

New Floor Coverings **Covered Porch**

Entrance Hall

Via double glazed door. Under stairs storage cupboard. New carpet.

New Cloakroom

New matching vanity unit with inset wash hand basin & low level WC. Vinyl flooring.

New Fitted Kitchen

13' 8" X 7' 9" (4.17m X 2.36m)

Range of new fitted wall & base units with inset 1 & 1/2 sink unit. New built in electric oven & gas hob with extractor over. New integrated washing machine & dishwasher. Cupboard housing wall mounted boiler. Amtico flooring. Double glazed windows and door to rear garden. Door to:

Lounge/Dining Room

24' 1" X 11' 9" (7.34m X 3.58m)

Triple aspect double glazed window. Feature open fireplace. New carpet. Double glazed door to rear garden.

First Floor Landing

Via newly carpeted staircase. Access to loft via pull down ladder. Double glazed flank window.

Bedroom 1

12' 8" X 11' 9" (3.86m X 3.58m)

Dual aspect double glazed windows. New carpet.

Bedroom 2

11' 3" X 10' 10" (3.43m X 3.30m)

Double glazed windows over looking rear garden. New carpet.

Bedroom 3

8' 7" X 7' 8" (2.62m X 2.34m)

Double glazed windows over looking rear garden. New carpet.

New Family Bathroom

With new matching white suite comprising: panel enclosed bath with wall mounted shower, rain head & screen, vanity unit with inset wash hand basin & low level WC. Obscure double glazed window. Heated towel rail. Vinyl flooring.

OUTSIDE

Front Garden

Laid to lawn with brick wall surround.

Own Driveway

With off street parking for several cars.

Attached Garage

22' 3" X 11' 5" (6.78m X 3.48m)

With up & over door. Power & light. Personal door to rear garden. Second personal door to:

Covered Car Port

To side of garage.

Rear Garden

40' 0" X 40' 0" (12.19m X 12.19m)

(Approx) Patio. Laid to lawn with wood panel fencing. Wood built summerhouse.



Brick built store
7' 8" X 3' 8" (2.34m X 1.12m)
With power & light.

PLANNING PERMISSION

This property has planning permission to add two bedrooms and a bathroom over the garage planning code MO/2023/0375
Our vendors inform us the footing are already in place

Local Authority

Mole Valley District Council

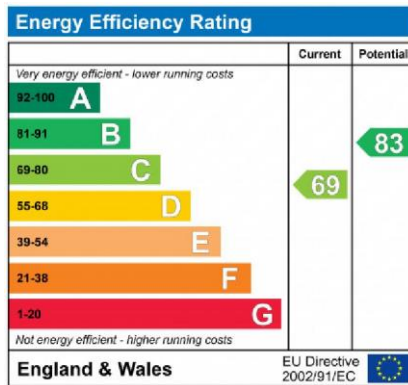
Council Tax

Tax Band D

Tenure

Freehold





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. You are advised to check the availability of this property before travelling any distance to view.



Christies Residential Ltd
 6 Bridge Street, Leatherhead, Surrey, KT22 8BZ
 sales@christiesmail.co.uk lettings@christiesmail.co.uk

Whiteway, Great Bookham, Leatherhead, KT23

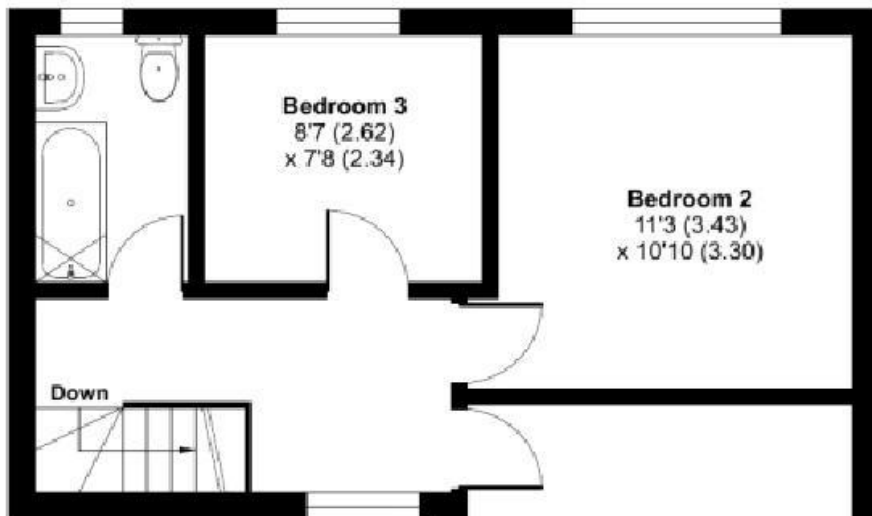
Approximate Area = 959 sq ft / 89 sq m

Garage = 254 sq ft / 23.5 sq m

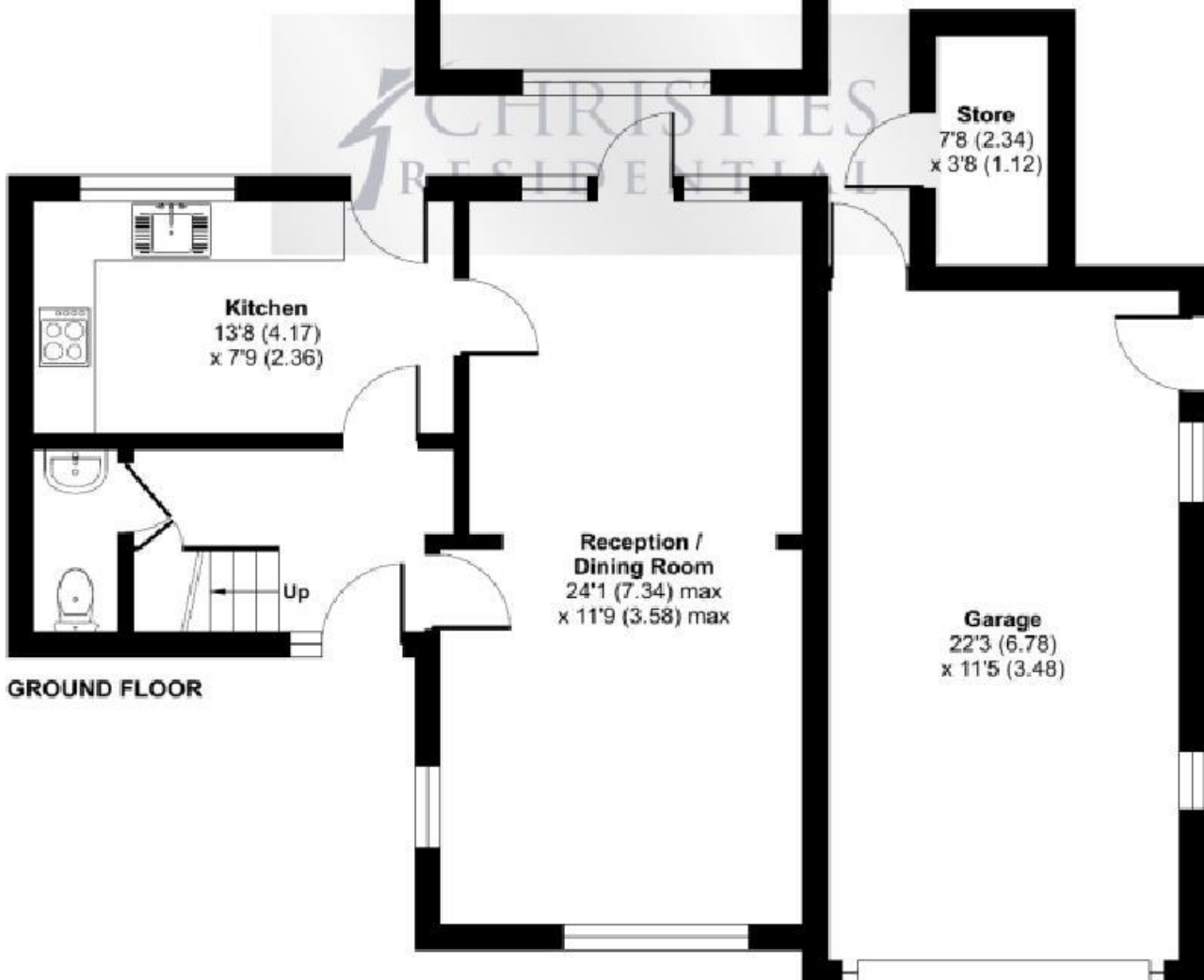
Outbuilding = 28 sq ft / 2.6 sq m

Total = 1241 sq ft / 115.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2023. Produced for Christies Residential. REF: 1020836