





OAKS LANE

GREAT BOOKHAM, KT23 3FD

An Attractive Modern End Terrace House
Close To Bookham Village & Station
Within Howard of Effingham Catchment
Countryside Walks Nearby
Private Gated Development

3 Good Size Bedrooms

En Suite Shower Room

Luxury Main Bathroom

Lounge/Dining Room Overlooking Garden

Entrance Hall • Cloakroom

Fitted Kitchen with Built In Appliances

Sealed Unit Double Glazed Windows

South Facing Rear Garden

Two Parking Spaces



An attractive modern end terrace house situated in an exclusive gated development within walking distance of Bookham Station and about 3/4 of a mile from Bookham Village which offers an excellent selection of local shops including two supermarkets, butchers, two bakers, a fishmongers as well as two health centres, a Post Office, public library and village hall. At the end of the road is a main bus route together with Bookham Station which provides regular services into Central London (Waterloo/Victoria). There is an abundance of beautiful countryside nearby including Bookham Common which is looked after by the National Trust and provides acres of mature woodland with many miles of bridleways and public footpaths ideal for the walking enthusiast.

The house was constructed in 2017 by Shanly Homes and the accommodation is presented in excellent decorative order with timber window shutters to the majority of windows and offers 3 good size bedrooms all with built in wardrobes/cupboards, luxury en suite shower room with low profile double width shower tray and main bathroom both comprising white suites with fixed head rain fall showers and hand held showers. There is also future potential to extend into the attic, which is accessed by a sliding ladder, partly boarded and lit, subject to the planning consents.

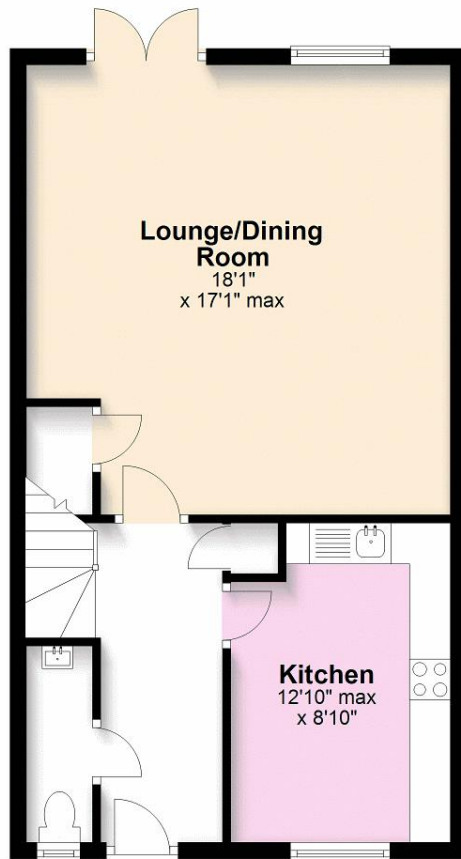
On the ground floor there is a welcoming reception hall, useful cloakroom, fitted kitchen and lounge/dining room with double doors opening onto the garden. The kitchen is fitted with a range of grey shaker style wall and floor units with contrasting composite stone work surfaces, built in Siemens oven, Siemens 4 ring ceramic hob plus combination Siemens microwave/oven. There is also an integrated washer/dryer, dishwasher and concealed Vaillant combination gas fired boiler.

Outside the garden enjoys a delightful south facing aspect with paved patio, area of lawn, timber garden shed, further paved area and is enclosed by close boarded panel fencing. To the front of the house there are 2 parking spaces plus visitor parking opposite.



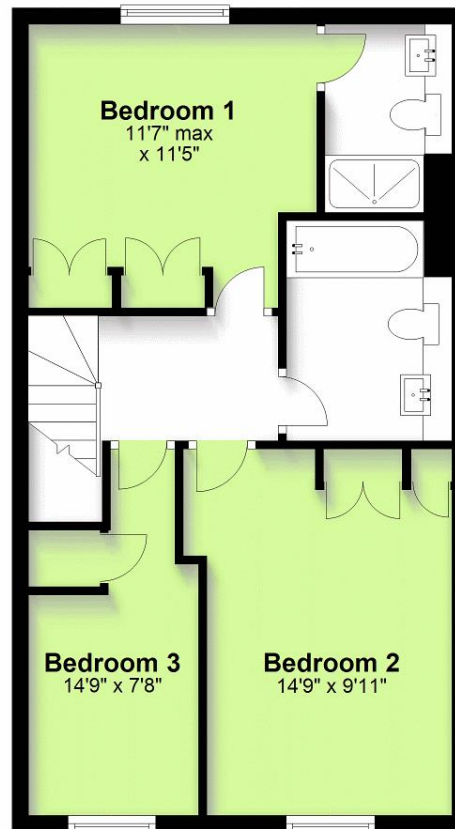
Ground Floor

Approx. 532.6 sq. feet



First Floor

Approx. 541.5 sq. feet



Total area: approx. 1074.2 sq. feet

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

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to this property.
- Note 3 - Council Tax Band F - Mole Valley District Council.
- Note 4 - Estate service charge approx. £178 every 6 months.


**VIEWING STRICTLY BY APPOINTMENT
ONLY THROUGH THE VENDORS AGENTS
HUGGINS EDWARDS & SHARP**



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Energy Performance Certificate 

Energy Efficiency Rating		Environmental Impact Rating	
	Current	Potential	
Very energy efficient – lower running costs			Very environmentally friendly – lower CO ₂ emissions
(92-100) A			(82-100) A
(81-91) B	89		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G		0	(1-20) G
Not energy efficient – higher running costs			Not environmentally friendly – higher CO ₂ emissions
England & Wales 		England & Wales 	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of the home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	



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