



**IMMACULATE 2 BEDROOM SEMI
CONSERVATORY EXTENSION
DOUBLE GLAZED WINDOWS**

**NEW GAS CENTRAL HEATING
UPSTAIRS FAMILY BATHROOM
OWN DRIVE TO ATTACHED GARAGE**

Christies Residential are pleased to offer for sale this immaculate 2 bedroom semi detached house with conservatory extension. Situated in a Cul-De-Sac within walking distance of Bookham Station, the property benefits from: double glazing with fitted blinds, new gas central heating, entrance hall, lounge open to fitted kitchen/dining room, double glazed conservatory, upstairs family bathroom, own driveway to attached garage and 60' rear garden. NB There is also lapsed planning for a single storage extension in place.

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

£417,500

Enclosed Porch
Via double glazed door.

Entrance Hall
Ceramic tiled floor

Lounge
13.5" X 9.8" (4.11m X 2.99m)
Double glazed window. Large under stairs storage
cupboards. open to:

Fitted Kitchen/Dining Room
13" X 8.3" (3.96m X 2.53m)
Double glazed windows and French doors to
conservatory. Space for dining room table & chairs. Fitted
kitchen area with range of modern wall & base units. Inset
sink. Built in electric oven & induction hob with extractor
over. Integrated fridge/freezer. freestanding dishwasher.
Grey laminate flooring.

Conservatory
11.8" X 11.2" (3.6m X 3.41m) Double glazed with glass
roof. Space & plumbing for washing machine. Space for
tumble dryer.

First Floor Landing With access to loft containing new
Combi boiler.

Bedroom 1
13.1" X 9.7" (3.99m X 2.96m)
Double glazed window. Double & single fitted wardrobes.

Bedroom 2
9.11" X 7.1" (2.78m X 2.16m)
Double glazed window over looking rear garden.

Family Bathroom
Obscure double glazed windows. Matching white suite
comprising: panel enclosed bath with wall mounted
electric shower & screen, vanity until with wash hand
basin & low level WC.

Front Garden

Own Driveway With off street parking for one car.

Attached Garage 17.5" X 8.3" (5.33m X 2.53m) Pitched
roof. Up & over door. Personal door to garden. Power &
light.

Rear Garden 60" (18.29m) Approx Mainly laid to lawn with
wood panel fencing. Patio area to rear.

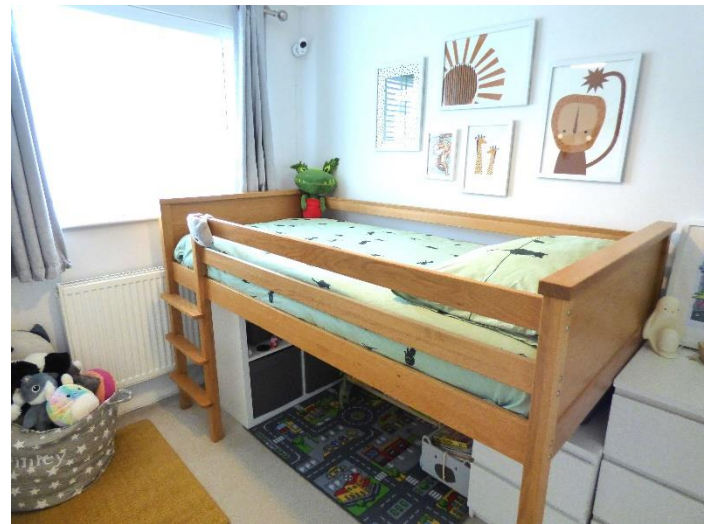
NB: There is lapsed planning for a single storey extension
MO/2019/2251

LOCAL AUTHORITY
Mole Valley District Council

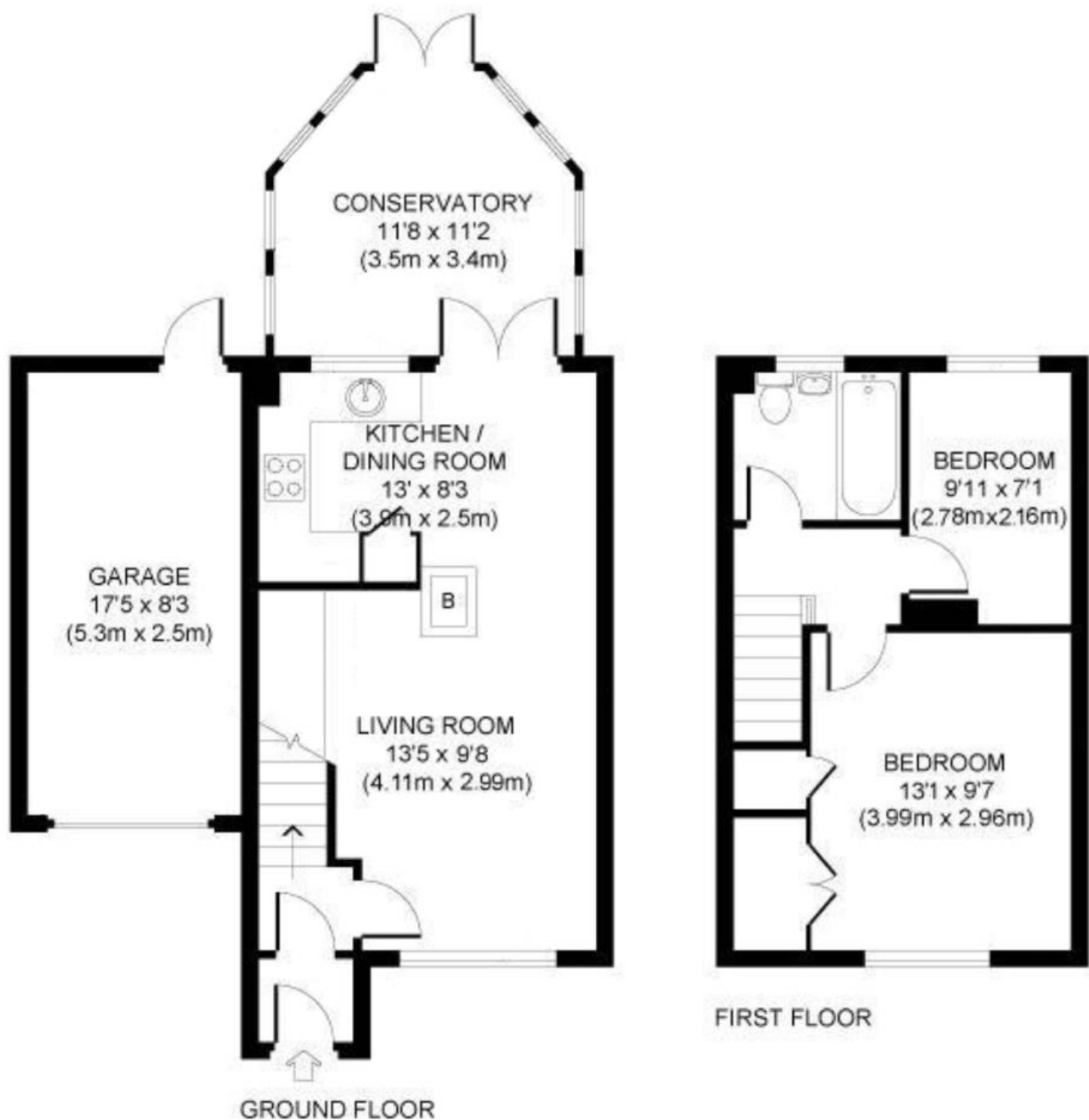
COUNCIL TAX
Tax Band D

TENURE
Freehold





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(56-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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.



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