



**Pacey  
Wingent  
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...  
...time is precious. Let's not waste it!*

## Lower Road, Bookham, Leatherhead, KT23 4DH

Offers Over £400,000

🛏️ 2 🚿 1 🛋️ 3

- Character Cottage
- Two double bedrooms
- Moments from Bookham village high street
- South facing garden
- Conservatory
- Chain free
- Off-street parking for approx. 2 cars
- Modern bathroom
- Walking distance of Bookham mainline station
- Ideal for first time buyers/ investors



A charming semi-detached character cottage, ideally located within walking distance of Bookham mainline station and Bookham village high street. This rarely available home is beautifully presented and features two double bedrooms, a sitting room with a bay window, a separate dining room, a fitted kitchen, modern bathroom and a conservatory. Outside, you'll find off-street parking and a landscaped garden designed for easy maintenance, enjoying a sunny south-facing aspect.

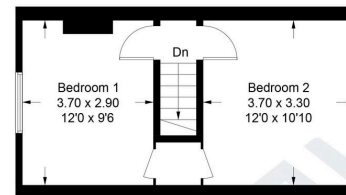
Bookham village boasts a wide range of local amenities, including two supermarkets, a health center, several dental practices, a Post Office, a public library, and a village hall. Positioned on the upper part of Lower Road in the heart of Bookham, the property is also within walking distance of local schools. Additionally, it offers easy access to a beautiful countryside walks.



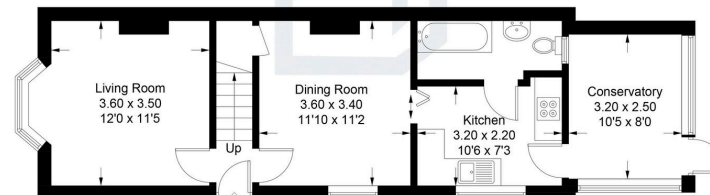


### Lower Road, Bookham, KT23

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft

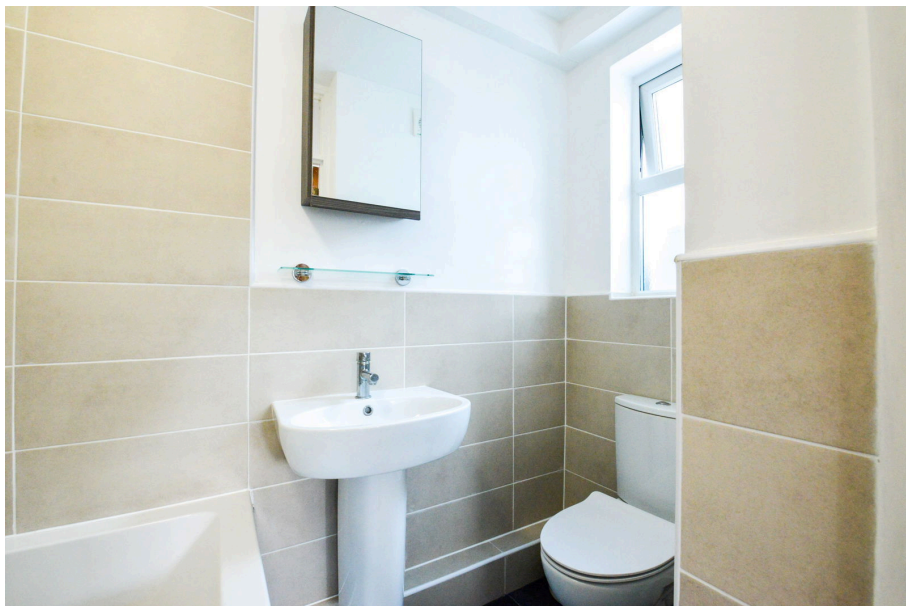


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139817)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	