



INDEPENDENT PROPERTY AGENTS

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

Lower Shott, Bookham, Leatherhead, KT23 4NW

Offers Over £650,000

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- Three bedroom semi-detached home
- Renovated throughout
- Spacious modern kitchen
- Large landscaped garden
- Closely located to Bookham high street
- Large driveway
- Large L-shaped open-plan dining and living space
- Downstairs cloakroom
- Pergola at the rear of the garden
- Closely located to Polesden Lacey



This beautifully modernised three-bedroom semi-detached house is located in the popular village of Bookham and offers modern living in a countryside setting. Recently renovated throughout, the property is presented to a high standard.

The ground floor features a contemporary kitchen, separate from a spacious L-shaped living and dining area. Bi-folding doors open onto a generous patio and a landscaped rear garden with a pergola. Additional features include a downstairs cloakroom and a newly resurfaced driveway.

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom.

Ideally positioned, the house is within close proximity to Bookham High Street, Polesden Lacey, Bookham Station, and the M25. It's also in close proximity of highly regarded local schools, including The Howard of Effingham.





Lower Shott, Bookham, KT23

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft

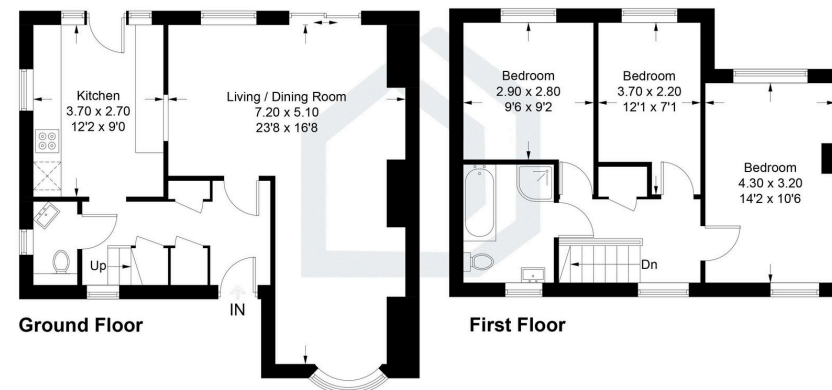


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227999)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	