



Plot 4, Oakleigh House, Bookham, Leatherhead KT23 3FE

£499,950 Share of Freehold

Plot 4, Oakleigh House, Bookham, Leatherhead, Surrey, KT23 3FE

- BRAND NEW FIRST FLOOR APARTMENT
- FEATURE BAY WINDOW TO LIVING ROOM
- TWO PRIVATE PARKING SPACES
- EASY WALKING DISTANCE TO BOOKHAM HIGH STREET
- SPACIOUS 23' OPEN PLAN LIVING/DINING/KITCHEN
- TWO GENEROUS DOUBLE BEDROOMS - ENSUITE TO MASTER
- CONTEMPORARY BATHROOM SUITES
- UNDERFLOOR HEATING THROUGHOUT
- ELECTRIC CAR CHARGING POINTS
- 10 YEAR BLP WARRANTY



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The Property

****ONLY TWO REMAINING - HELP TO BUY AVAILABLE****

BRAND NEW two-bedroom, two bathroom first floor apartment within a short walking distance of the vibrant village centre of Bookham. Number 4 offers 939 sq.ft, of accommodation comprising a spacious kitchen/dining/living area comprehensively fitted with a range of units and appliances, and granite work tops and upstands. The spacious double bedrooms both come with elegant, fitted wardrobes.

The developer has ensured security and peace of mind with a fully installed intruder alarm system and a 10-year insurance backed warranty. This apartment enjoys expertly crafted workmanship using traditional building methods by highly respected local developer Maddox Homes.

With the Government's Help to Buy Scheme Available, call now to secure your new home 01372 360832.

Viewings by appointment only.

*Internal images taken from previous Maddox Homes development

EPC & Council Tax Band TBC.

Situation

Oakleigh House is situated within easy walking distance of both Bookham Common and Bookham Station. Bookham village is just a short walk away and offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

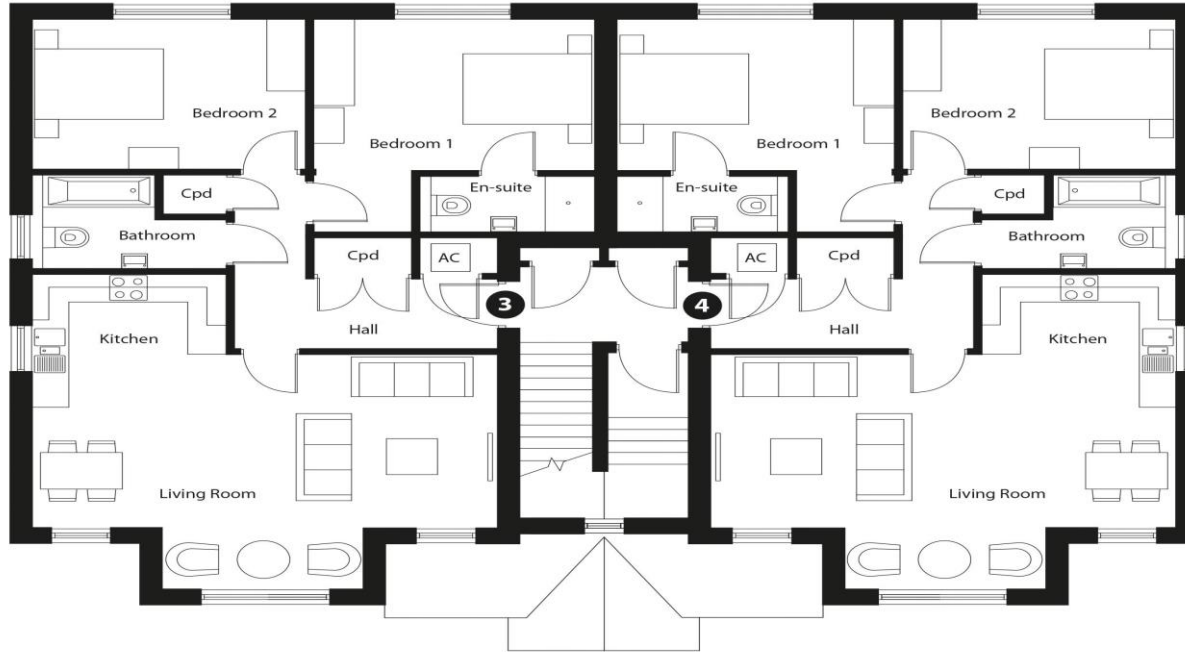
The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. There is access to open countryside for walking and cycling at Bocketts Farm, Polesden Lacey, Ranmore, Box Hill and Norbury Park, with many recreational facilities including the private members Nuffield Health Club in central Leatherhead, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom





Oakleigh House. No's 3 & 4 First Floor



Apartment 3	m	ft
Kitchen/Dining/Living Area*	7108 x 5432	23'3" x 17'10"
Bed 1	4284 x 4498	14'0" x 14'9"
Bed 2	4175 x 3188	13'8" x 10'6"

*Measurements exclude bay window

Apartment 4	m	ft
Kitchen/Dining/Living Area*	7108 x 5432	23'3" x 17'10"
Bed 1	4284 x 4498	14'0" x 14'9"
Bed 2	4175 x 3188	13'8" x 10'6"

*Measurements exclude bay window

Gross Internal Area – 939 ft² each