

Lower Road, Little Bookham, Surrey, KT23 4DU

Guide Price: £550,000 ** buyer fee applies **

Gascoigne-Pees













Built around the turn of the nineteenth century, this picture postcard detached cottage retains a wealth of original character, including reclaimed antique pine doors with period latch closures. The property also benefits from a generous garden, off road parking and a garage.

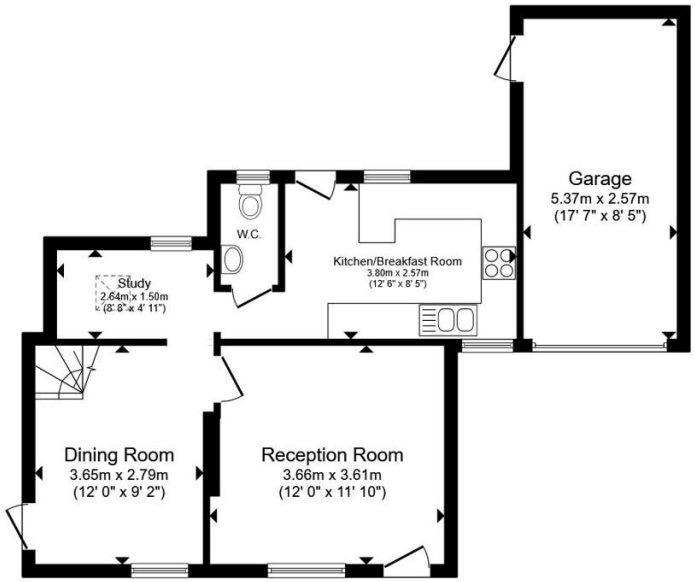
Inside, the cottage offers surprisingly well proportioned accommodation. The front aspect sitting room features a recessed fireplace with a gas coal effect fire and an ornamental surround and mantel. The separate dining room includes a casement door to the garden, a staircase to the first floor and an archway leading to a study area. The spacious kitchen/breakfast room provides ample lime oak wall and base units with tiled work surfaces, a useful breakfast bar and several built-in appliances, as well as a door to the rear garden. There is also a ground floor cloakroom to complete the accommodation.

Upstairs, the first floor offers three bedrooms, two of which enjoy charming character features including recessed wardrobes. A family bathroom completes the accommodation, fitted with a panelled bath, shower attachment, shower screen and tiled surround.

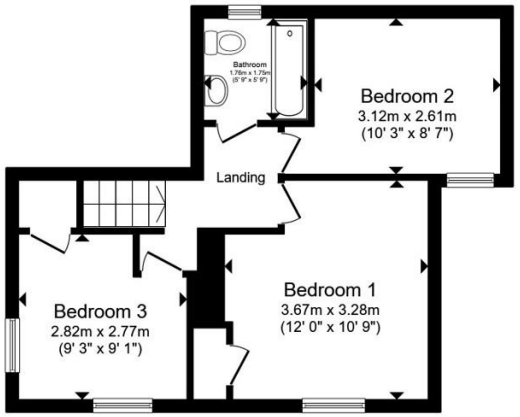
Outside, the property includes a single garage with an up and over door, power and light, plus a window and side door opening directly onto the rear patio garden. The corner frontage extends to approximately 90 feet with a gravel driveway providing off road parking. To the rear, there is a lawned area and a paved terrace, ideal for enjoying the afternoon sun.







Ground Floor



First Floor

Total floor area 95.5 m² (1,028 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

** Auctioneer Comments **
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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