



50 Downs Way, Leatherhead, KT23 4BP
£5,000 Per month



AVAILABLE NOW - UNFURNISHED

Recently completed detached modern family home, finished to an extremely high standard, with a commanding position at the top of Downs Way in leafy Bookham, Surrey.

Substantial accommodation includes five double bedrooms, three bathrooms, a stunning open plan kitchen/dining room, separate utility room with side access, two further large reception rooms and a downstairs WC.

Further noteworthy benefits include underfloor heating, Solid Oak flooring and two sets of bi-folding doors on to the sunny aspect landscaped rear garden. To the front there is a large driveway with off street parking for multiple vehicles and a detached garage.

Downs Way is beautifully positioned, close to many well regarded schools, multiple areas of outstanding natural beauty, mainline stations at Leatherhead and Bookham, Junction 9 of the M25 and further road connections via the A3, A24, A246 and A217. Local shops can be found in Bookham and Fetcham, whilst larger supermarkets can be found in Leatherhead Town Centre.







Downs Way, Bookham, Leatherhead
Total Area: 218.3 m² ... 2350 ft² (excluding garage)

FOR ILLUSTRATIVE PURPOSES ONLY:
All measurements are approximate and for display purposes only.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.
No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

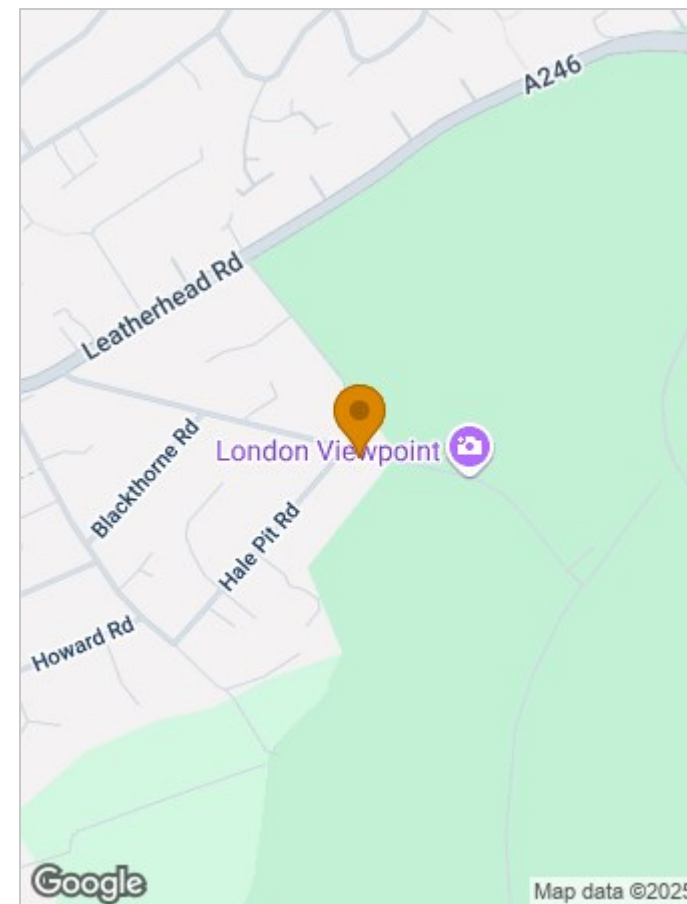
© Still Moving London LTD (www.stillmoving.london)

Mark Coysh
GUIDING YOU HOME

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	82
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

Tel: 01372 303703

Email: guide@markcoysh.co.uk