



**Church Road, Bookham, KT23**

**Leatherhead**

Guide Price  
**£650,000**

**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 3

An exceptional freehold opportunity on Church Road, Bookham, presenting three beautifully maintained residential flats within the vibrant heart of the village centre.

This impressive investment comprises a diverse portfolio of residential units: a spacious one-bedroom split-level flat, a comfortable one-bedroom flat, and an expansive two-bedroom split-level flat. Each unit has been diligently cared for, reflecting their previous stewardship by a charity, ensuring they are well-presented.

Previously dedicated to housing residents, these properties have benefited from a consistently high standard of maintenance, making them an excellent rental investment with strong potential for investment returns. Furthermore, the possibility of splitting the titles for individual sale could offer significant future value, subject to the necessary consents.

Strategically positioned on Church Road, this location places residents directly amidst the bustling atmosphere of Bookham High Street. Enjoy immediate access to a wide array of shops, charming restaurants, and local amenities. The proximity to popular establishments, such as The Crown pub – renowned for its quality dining and welcoming ambience – adds to the significant appeal of this central and characterful setting.

This is a rare and compelling proposition for investors seeking a high-quality asset in a prime location, offering both rental income potential and scope for future development.





# Bardolin House, 20 Church Road, Bookham, Leatherhead, KT23 3PW

Approximate Gross Internal Area  
 Flat 1 = 58.3 sq m / 627 sq ft  
 Flat 2 = 47.2 sq m / 508 sq ft  
 Flat 3 = 39.0 sq m / 420 sq ft  
 Total = 144.5 sq m / 1555 sq ft



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## **Pacey Wingent Dickson Property Partnership Limited**

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