



**ELMSTEAD**  
WOKINGHAM

# The Bookham

**3 bedrooms**

Total Approx Internal Area: 103.95 Sq. m. / 1118.9 Sq. ft.



CGI shows Numbers 8 & 9

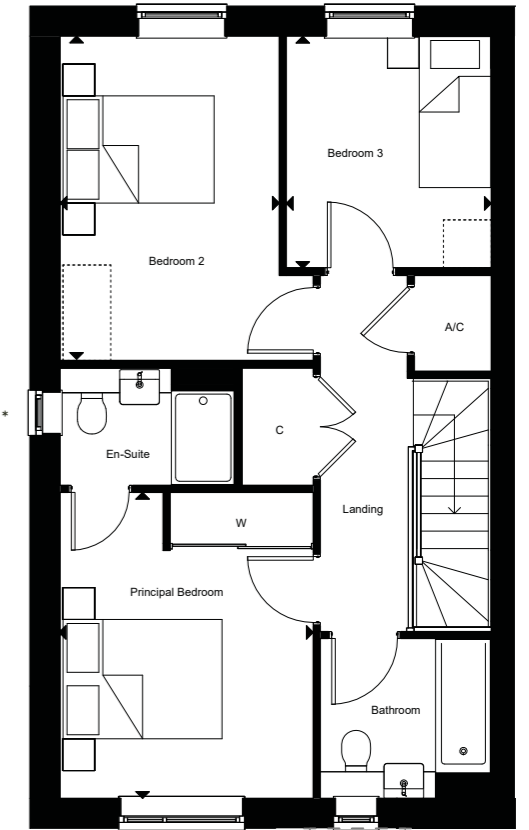
## First Floor

**Principal Bedroom**  
3.20m x 3.80m 10'6" x 12'6"

**Bedroom 2**  
2.70m x 4.10m 8'10" x 13'5"

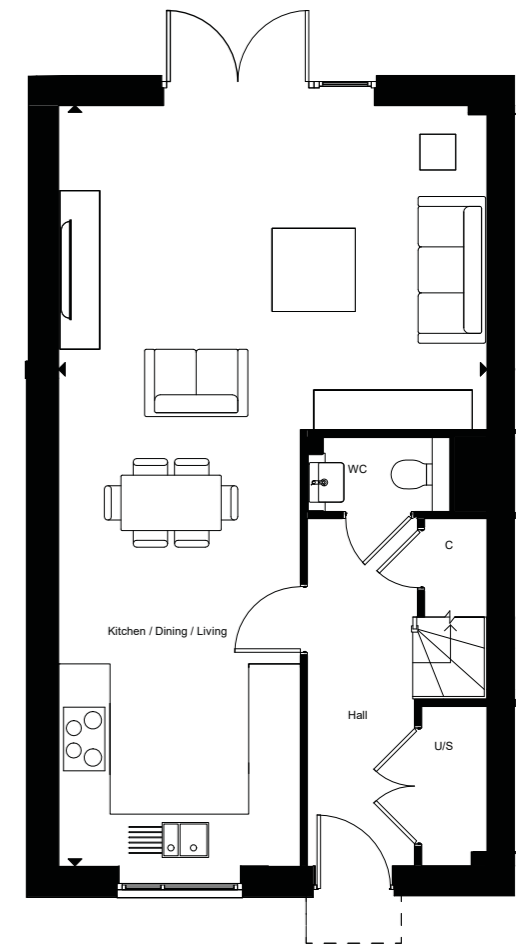
**Bedroom 3**  
2.60m x 2.90m 8'6" x 9'6"

\*No window to en-suite to number 42 & 206.



## Ground Floor

**Kitchen / Dining / Living Area**  
5.40m x 9.60m 17'9" x 31'6"



- Semi-Detached** Numbers 2, 3, 4, 5, 6, 7, 8, 9, 24, 25, 41, 42, 50-55, 61, 62, 65, 66 & 206
- Detached\*** Numbers 10, 31, 46 & 67
- End of Terrace†** Numbers 69 & 71



All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information. CGI is for indicative purposes only.

C = Storage Cupboard W = Wardrobe A/C = Airing Cupboard U/S = Utility Store

- Garage** Numbers 2, 3, 4, 5, 41 & 42
- Handed** Numbers 3, 5, 7, 9, 25, 50, 52, 54, 61, 65, 69