



Eastwick Drive, Great Bookham, Surrey, KT23 3PY

Guide Price £550,000 Freehold

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- DETACHED PROPERTY OFFERING SCOPE TO EXTEND
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- RE-CARPETED THROUGHOUT
- NEW KITCHEN & BATHROOM
- DRIVEWAY PARKING & GARAGE
- POPULAR EASTWICK AREA
- NO ONWARD CHAIN

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The Property

This detached property is situated in the popular Eastwick area, offers scope to enlarge further and is offered to the market with no onward chain. The property has been re-carpeted throughout and features a newly fitted kitchen and bathroom.

As you walk through the front door you enter the entrance hall which is central to the property with all the rooms off. There is a ground floor bedroom, a triple aspect living room over looking the rear garden, a downstairs bathroom, a dining room and the kitchen kitchen breakfast room. The kitchen also overlooks the rear garden and there is plenty of space for a dining table. There is a separate utility room with space for appliances, a built in broom cupboard and a door to outside.

Stairs from the dining room lead to the first floor. There s a small landing with access to the large eaves storage and a door to the upstairs bedroom. The bedroom has a built in wardrobe and also offers further eaves storage.

To the front of the property there is a large lawn and plenty of driveway parking. The driveway continues down the side of the property leading to a detached garage. Adjoining the rear of the property is a large patio with the remainder of garden laid to lawn. The garden is a lovely size and backs South West.

EPC **D** & Council Tax Band **F**

Situation

Situated on Eastwick Drive the property is just 0.8 miles from Bookham Village centre. The village offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The area is well catered for highly regarded local schools and this property is in the current catchment areas for the Howard of Effingham and the Eastwick Schools which are just down the road.

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

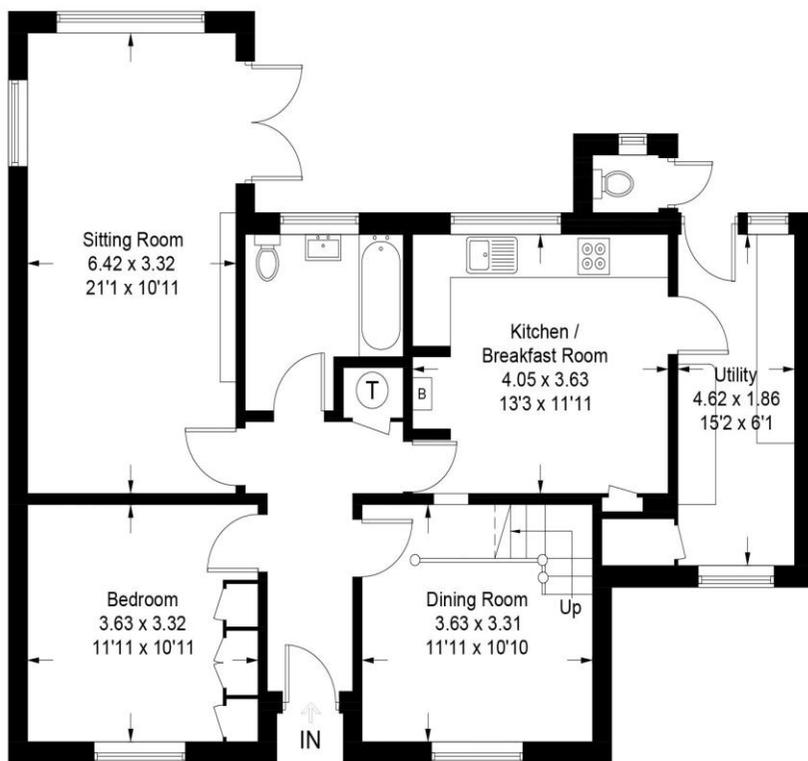
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Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft
 Garage = 13.1 sq m / 141 sq ft
 WC = 0.9 sq m / 10 sq ft
 Total = 117.2 sq m / 1262 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID615153)