



Dorking Road, Bookham, Leatherhead, Surrey KT23 4LX

£469,500 Freehold

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- 3 BED HOUSE
- QUADRUPLE ASPECT SITTING DINING ROOM
- FITTED KITCHEN
- DOWNSTAIRS WC
- FAMILY BATHROOM
- ELECTRIC STORAGE HEATERS
- SOUTH WEST 40' GARDEN
- ON STREET PARKING
- WALKING DISTANCE OF BOOKHAM SHOPS
- NO CHAIN

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The Property

This three bed end of terrace house is situated in very popular location almost opposite Chrystie Recreation Ground and within easy walking distance of the village centre and highly regarded local schools.

The front door leads to the entrance hall with a downstairs cloakroom and stairs to first floor with an understairs storage cupboard. Door to the quadruple aspect sitting room with exposed beams, a fireplace with electric fire and patio doors to the rear garden. The kitchen is fitted with a range of units, Corian worktop, electric oven, fitted microwave, 4 ring electric hob with hood above, space and plumbing for washing machine and door to rear garden.

On the first floor there is access to the loft space from the landing and a family bathroom with a bath, electric shower over, wc and hand basin. There are two dual aspect double bedrooms and a good sized third bedroom with a built in cupboard housing the hot water cylinder.

The property enjoys a secluded and well screened garden. To the front there is a garden, pathway and gated sided access to the rear. The back garden measures approximately 40' in depth and backs in a South Westerly direction. Adjoining the rear of the property is a patio with steps down to the lawn and flower bed borders and a brick built store.

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

Situation

Situated in a convenient location on the Southern side of the village the property is within easy reach of popular local schools. Bookham Village is just half a mile away and offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocer, post office, supermarket, restaurants and coffee shops. There is also a library and doctors and dental surgeries.

Accessible open countryside is within easy reach and other recreational facilities are available in the area such as Effingham Golf Club, Bocketts Farm, Ranmore, Box Hill, Polesden Lacey and Norbury Park.

Within the locality there are a number of excellent local schools both private and state funded junior and secondary level schools.

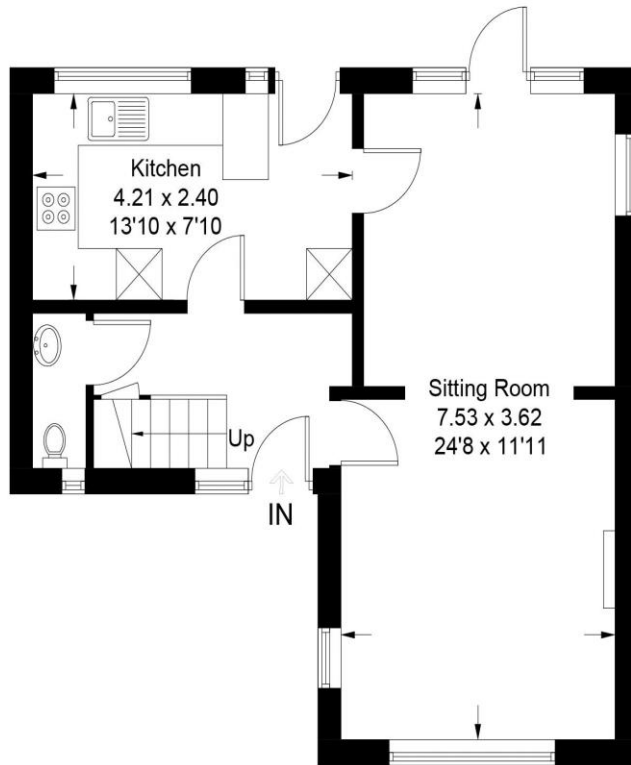
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London, Guildford and Leatherhead are available from Bookham Station.

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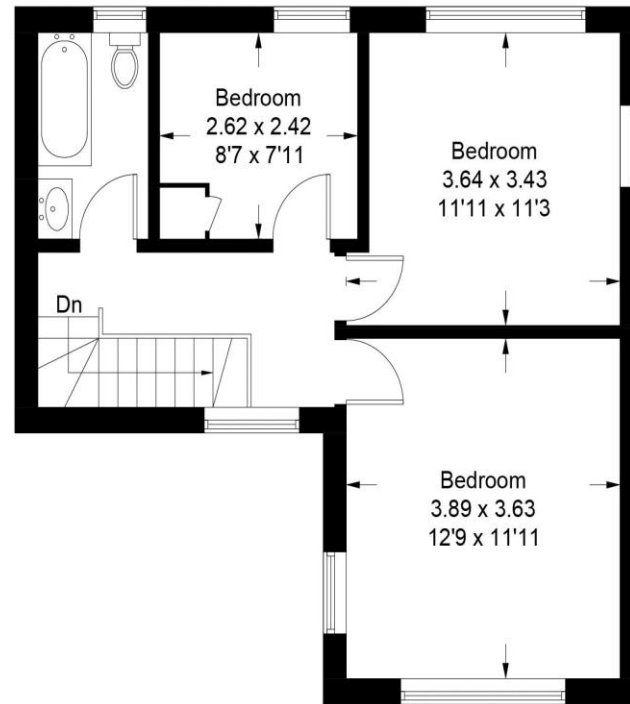




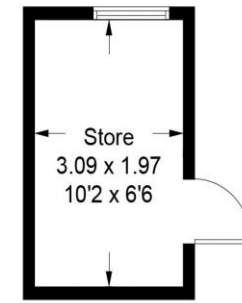
Approximate Gross Internal Area = 89.6 sq m / 964 sq ft
Shed / Store = 6.0 sq m / 64 sq ft
Total = 95.6 sq m / 1028 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID728143)