



**patrick
gardner**
RESIDENTIAL



The Paddocks, Great Bookham, Surrey KT23 4SU

£595,000 Freehold

The Paddocks, Great Bookham, Surrey, KT23 4SU



- WALKING DISTANCE OF THE HIGH STREET
- HIGHLY REGARDED DEVELOPMENT
- 3 BEDROOMS
- END OF TERRACE
- THROUGH LIVING DINING ROOM
- BATHROOM
- SECLUDED REAR GARDEN
- PARKING
- 2 GARAGES
- NO ONWARD CHAIN

**43 High Street, Great Bookham
Surrey KT23 4AD
01372 452207
bookham@patrickgardner.com
www.patrickgardner.com**

The Property

This attractive three bedroom end of terrace Georgian style property is situated in a highly regarded and sought after location within a few hundred yards of Bookham High Street shops and amenities.

The front door opens into the hallway, off which is a wc and an understairs cupboard. A door leads to the spacious through living room with a feature fireplace. The dining area has sliding doors out to the garden. The kitchen is fitted with a range of units, an electric oven and hob and space for a fridge freezer, washing machine and dishwasher. There is also a door to the rear garden.

On the landing there is access to the loft, an airing cupboard and storage cupboard. The main double bedroom has fitted wardrobes, the second bedroom is also a double with wardrobes and there is a good sized single bedroom or study. There is a bathroom with wc, sink and electric shower in a shower cubicle which completes the first floor accommodation.

Outside there is a well maintained front lawn and a secluded rear garden. The garden features a large patio, lawn, shrub borders and rear and side access. The property benefits from two single garages.

EPC **E** & Council Tax Band **F**

Situation

Situated in this highly regarded development just off the Leatherhead Road and just a few hundred yards away from the High Street. The village offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also, a post office, a library and doctors and dental surgeries.

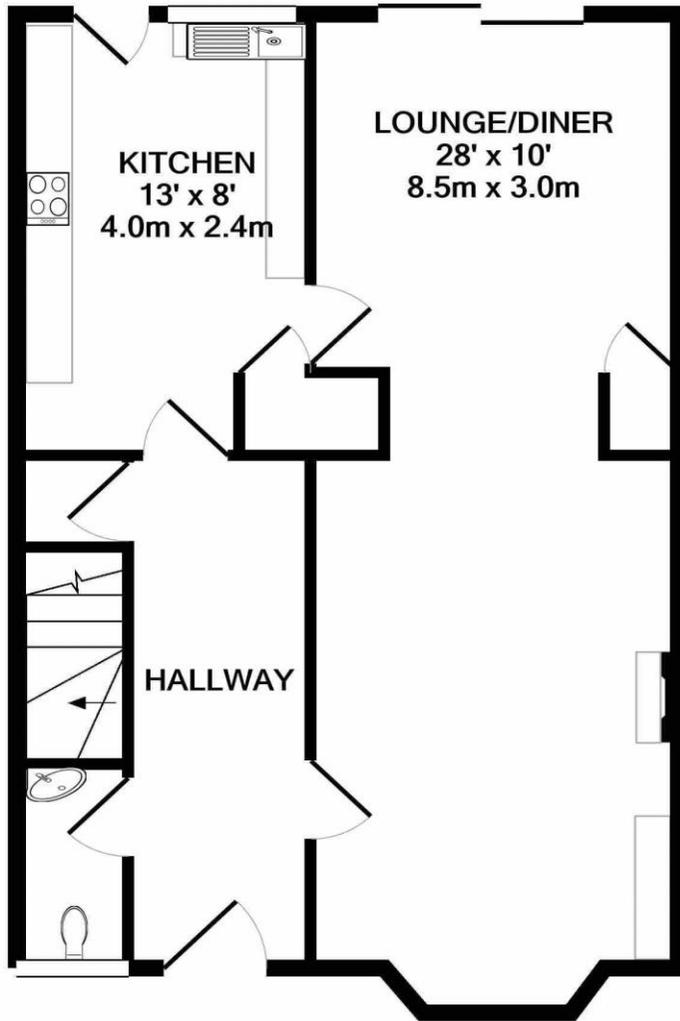
The area generally abounds with a wealth of open countryside much of which is in the Green Belt and owned by the National Trust. Nearby recreational facilities include Bocketts Farm, Polesden Lacey, the private members Nuffield Health Club in central Leatherhead, the leisure centre at Fetcham Grove and a wide range of golf clubs including Effingham, Tyrells Wood and the RAC Country Club at Epsom.

The A3 and junction 9 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports. Frequent rail services to London, Guildford and Leatherhead are available from Bookham station. Nearby you also have Cobham, just over 5 miles away and Guildford within eleven miles.

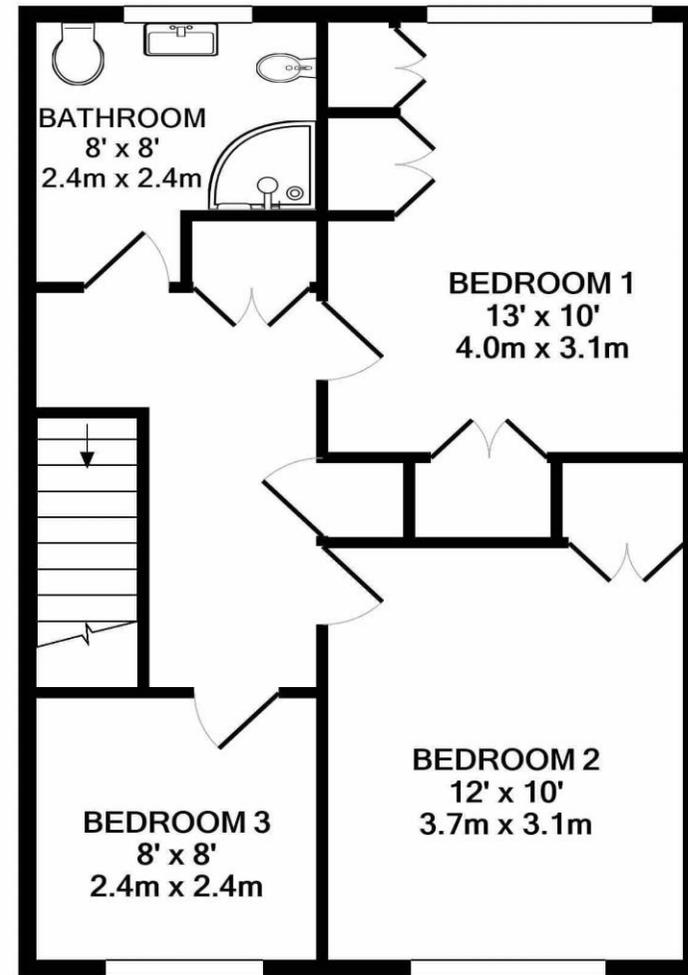
PGB2123







GROUND FLOOR
 APPROX. FLOOR
 AREA 509 SQ.FT.
 (47.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 504 SQ.FT.
 (46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given