



17 Meadow Way, Great Bookham, Surrey, KT23 3NY

Price Guide £767,500



- 4 BED FAMILY DETACHED HOME
- 2 SEPARATE RECEPTION ROOMS
- 80' REAR GARDEN
- TANDEM GARAGE
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- SCOPE TO ENLARGE (STPP)
- KITCHEN BREAKFAST ROOM
- DRIVEWAY PARKING
- WALK TO BOOKHAM STATION
- NO ONWARD CHAIN

## Description

This detached four bedroom family home is situated in a popular residential road withing walking distance of the Eastwick Schools and Bookham Station. The property offers scope to enlarge and modernise (subject to the usual consents) and is offered to the market with no onward chain.

As you walk through the front door you are welcomed into a bright entrance hall with a downstairs cloakroom off and an understairs storage cupboard. The dual aspect living room is a lovely size and features a gas fire and sliding patio doors out to the garden. To the front of the property is the dining room with a serving hatch through to the kitchen. The kitchen is fitted with a range of units, a breakfast bar and space for appliances. The back door leads to an undercover passageway with access to the garage and to outside.

Stairs lead to the first floor galleried landing with access to the loft space with a ladder, light and boarding. There are four double bedrooms, two of which benefit from fitted wardrobes and a family bathroom with a separate cloakroom.

To the front of the property is a beautifully maintained front garden and driveway parking leading to the tandem garage. The garage features an electric roller door, power and light. The secluded rear garden is a particular feature of the property and extends some 80' in depth. There is a patio adjoining to rear of the house with the remainder of garden laid to lawn with well established borders.

## Situation

Ideally located within walking distance of the popular Eastwick Schools, Bookham Station and cycling distance of The Howard of Effingham School. The property is almost midway between Bookham and Fetcham village centres which are around a mile away. Both villages offer a variety of shops including a supermarket, post office, gift shops, cafes, restaurants, bakeries and green grocers.

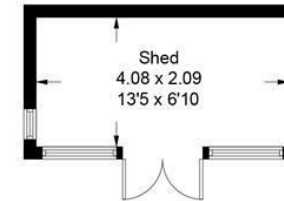
Both Bookham and Leatherhead train stations offer direct services to London Waterloo with a journey time of approx 50 minutes and Leatherhead also offering a direct service to Victoria. The M25 is a short drive away and connects to Heathrow and Gatwick International Airports within 45 minutes and the channel tunnel is about an hour and a half away.

From the property you can easily walk to Bookham Common which is an ideal place for walkers, cyclists and riders alike. The area generally abounds with a wealth of open countryside much of which is in the Green Belt and owned by the National Trust.

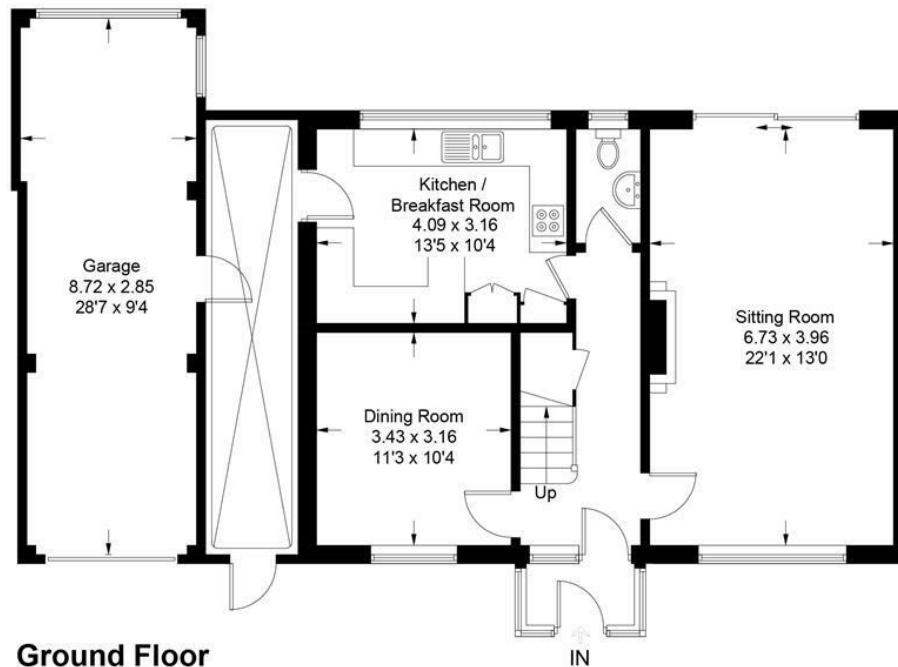
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



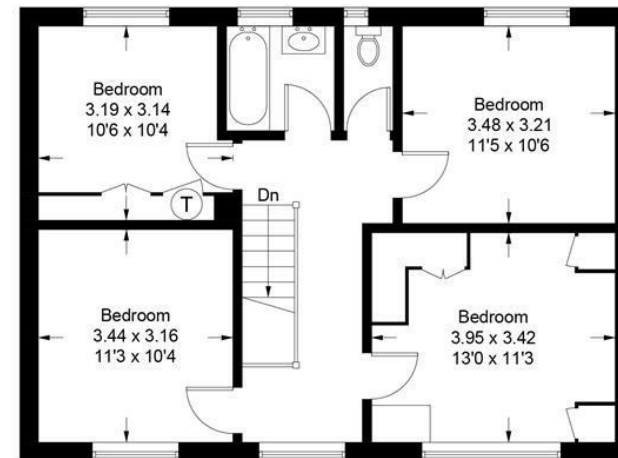
Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft  
(Including Garage)  
Shed = 8.7 sq m / 94 sq ft  
Total = 175.6 sq m / 1890 sq ft



(Not Shown In Actual  
Location / Orientation)



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. (ID987131)  
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