



12 The Saddlery, Little Bookham, Surrey, KT23 4FG

Offers In Excess Of £700,000





- BEAUTIFULLY APPOINTED THREE BEDROOM HOME
- EASY ACCESS FOR VILLAGE, STATION & SCHOOLS
- SEPARATE SITTING ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- PRIVATE DRIVEWAY PARKING FOR 2/3 CARS

- CUL-DE-SAC LOCATION
- SUPERB KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- STYLISH FAMILY BATHROOM
- DELIGHTFUL REAR GARDEN & PATIO



## Description

Beautifully appointed and lovingly maintained is this three bedroom end terrace house offering the best of modern day living. The property boasts a spacious kitchen/dining room, en-suite to the master, private driveway parking and a delightful rear garden.

The front door opens onto an inviting hallway with a handy cloakroom, utility cupboard with plumbing for a washing machine and leads to a relaxing sitting room. The kitchen/dining room makes an ideal entertaining space and features a wealth of marble worktops, floor and wall mounted cupboard storage and a good range of integrated appliances. Ample space is available for a dining table in front of tri-fold doors which open onto the patio.

On the first floor the landing offering access to the principle bedroom with a luxury en-suite and fitted wardrobes. The second bedroom also features built in wardrobes and along with bedroom three/study are served by a stylish family bathroom suite. Furthermore access leads to a part boarded loft space.

Outside the property benefits from ample driveway parking. Gated access leads onto a landscaped rear garden with a paved patio for al-fresco summer dining, lawn and garden store. There is also a communal garden with open green space and a pond.

## Situation

The property is situated in a quiet residential road close to the main line station and miles of open countryside. Bookham Village offers a range of shops and amenities including a bakers, two butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and a delicatessen.

Leatherhead town centre offers more shops and restaurants and is approximately three miles away while Guildford, with its more comprehensive range of shops, restaurants, cafes and amenities, is just a 20 min drive away.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore, Polesden Lacey and RHS Wisley.

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. There are also two nearby stations available; Bookham Station is within walking distance (1 mile away) and Effingham Junction is just over 2 miles away.

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School.

### Tenure

Freehold

### EPC

B

### Council Tax Band

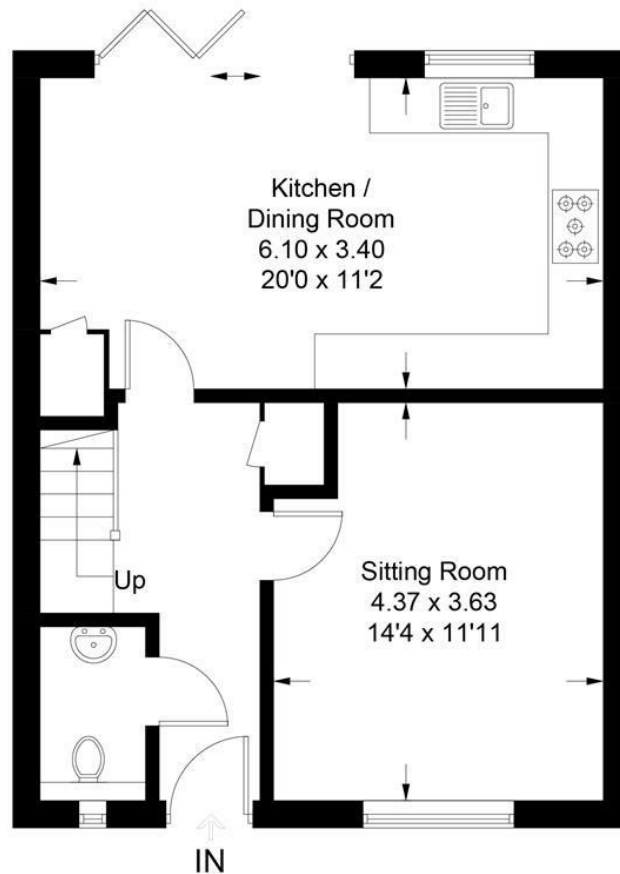
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### Residents Association

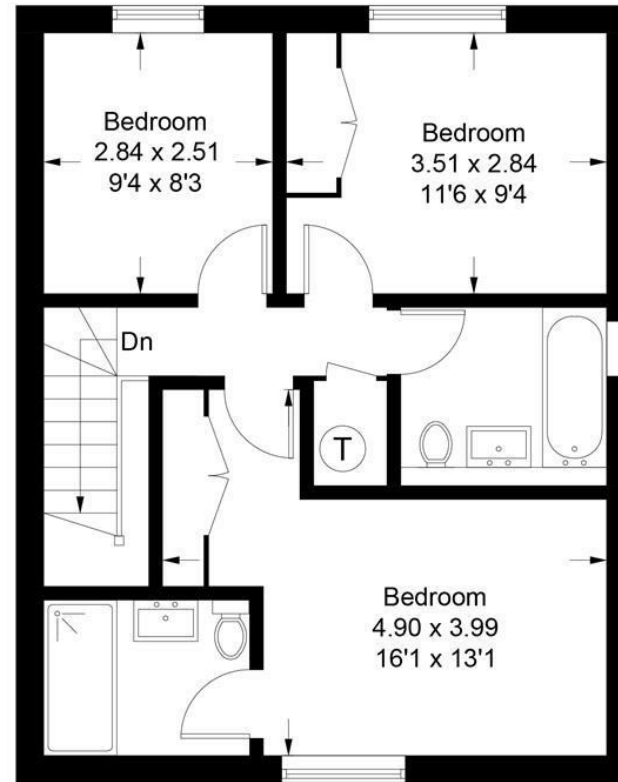
Currently £422 per annum



Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft



**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. (ID1030370)

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