



42 Barn Meadow Lane, Great Bookham, Surrey, KT23 3HA

Price Guide £660,000



- DETACHED CHALET STYLE PROPERTY
- 2 BATHROOMS
- CONSERVATORY
- DRIVEWAY PARKING & GARAGE
- CONVENIENT FOR THE STATION
- 4 DOUBLE BEDROOMS
- LIVING ROOM
- SECLUDED SOUTH BACKING GARDENS
- EASY ACCESS TO SHOPS & SCHOOLS
- NO ONWARD CHAIN

Description

Located in a popular residential road conveniently located for village shops, schools and the station is this four bedroom detached chalet style family home offering flexible accommodation and presented in good order throughout.

As you open the front door you enter an entrance porch with a cupboard housing the boiler. The bright living room is dual aspect and offers a feature fireplace and sliding doors leading to the conservatory.

The kitchen breakfast room is also dual aspect, overlooks the garden and offers a range of fitted units and appliances including a fridge freezer, dishwasher and washing machine.

On the ground floor there are two double bedrooms with fitted wardrobes, one of which is currently used as a dining room, and a shower room.

First floor with two generous double bedrooms, both with built in eaves cupboards and one with a range of fitted wardrobes. The bathroom features a bath, wc and sink with a fitted vanity unit.

To the front of the property is driveway parking for two vehicles leading to the single garage. There is gated side access which leads to the secluded rear garden which measures approximately 40' and backs in a southerly direction.

Situation

Located close to Bookham village centre and only 10/15 minutes stroll from Bookham station and within the catchment area of good local schools. Bookham village offers a wide range of shops and amenities including a baker's, two butchers, a fishmonger's, a greengrocer's, a post office, a supermarket and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

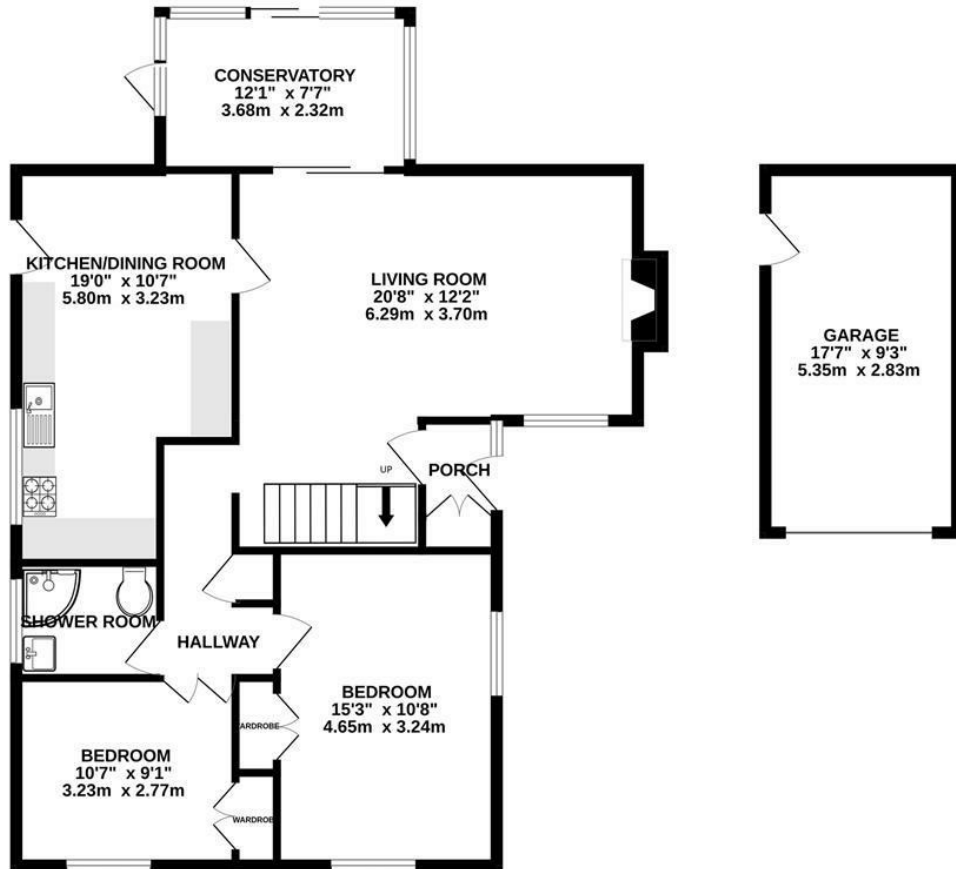
Bookham station provides frequent services to London, Guildford and Leatherhead. You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow Airports.

The National Trust owned Bookham Common is just down the road and is ideal for walkers, riders and cyclists alike. Other recreational facilities are available in the area including Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

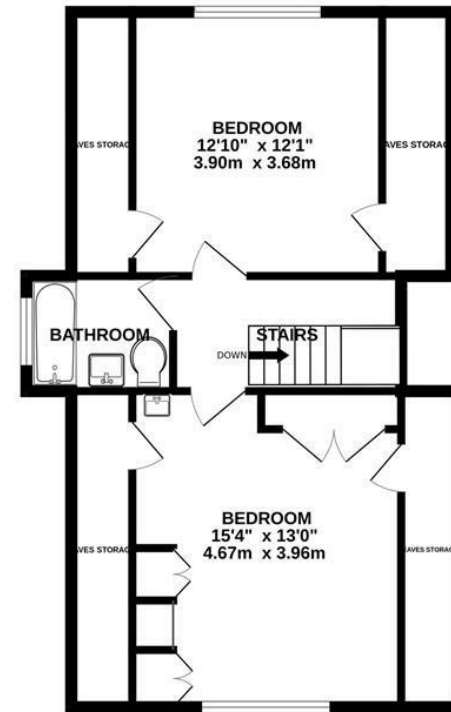
Tenure	Freehold
EPC	D
Council Tax Band	F



GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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