



3 Chevron Close, Great Bookham, Surrey, KT23 4FH

Asking Price £825,000



- SHOW HOME ORDER THROUGHOUT
- SUPERB KITCHEN DINING ROOM
- SEPARATE UTILITY ROOM
- SECLUDED GARDEN
- NEAR EXCELLENT LOCAL SCHOOLS
- 3 BEDROOMS
- LIVING ROOM
- 2 BATHROOMS
- DRIVEWAY PARKING
- PRIVATE CUL-DE-SAC

## Description

This immaculately presented three bedroom family home was built in 2020, is finished to an exceptionally high standard and is situated behind electric gates at the end of a private cul-de-sac.

The ground floor offers a lovely living room with feature bay window and fitted shutters and the impressive kitchen dining family space. The kitchen is fitted with a range of units, Siemens integrated appliances and Quartz worktops.

There is a separate utility room, downstairs wc and coats cupboard. The ground floor features underfloor heating, Karndean flooring and built in Sonos speakers to the living room, kitchen and main bedroom.

Stairs lead to the first floor landing with access to the loft space, which has a ladder and some boarding and a linen cupboard. The main bedroom benefits from fully fitted wardrobes and an ensuite shower room. There are two further good sized bedrooms, with the second bedroom also featuring fitted wardrobes, and a family bathroom.

The property is approached through electric gates with two allocated parking spaces to the front of the property. Side access leads to the secluded rear garden with a patio adjoining the rear of the house, a further patio at the end of the garden, lawn and a garden shed.

There is the remainder of a 10 year Checkmate Warranty.

## Situation

Chevron Close is a small private development of just 6 homes located off the Leatherhead Road. The property is located just half a mile from Bookham High Street where you will find 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.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore and Effingham Golf Club while Bookham Common and Norbury Park are easily accessible.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

## Tenure

Freehold

## EPC

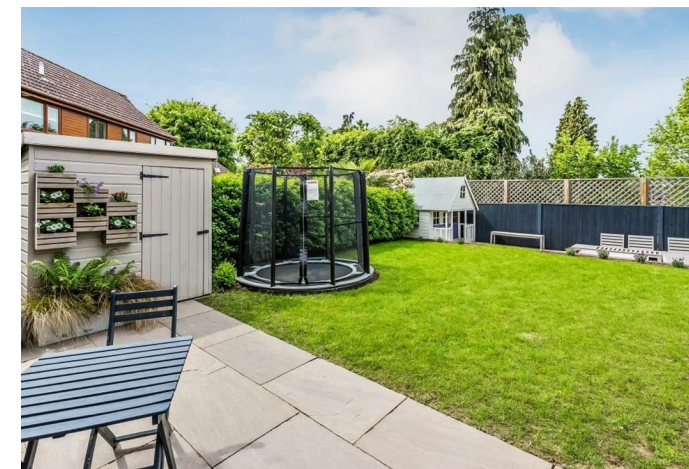
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## Council Tax Band

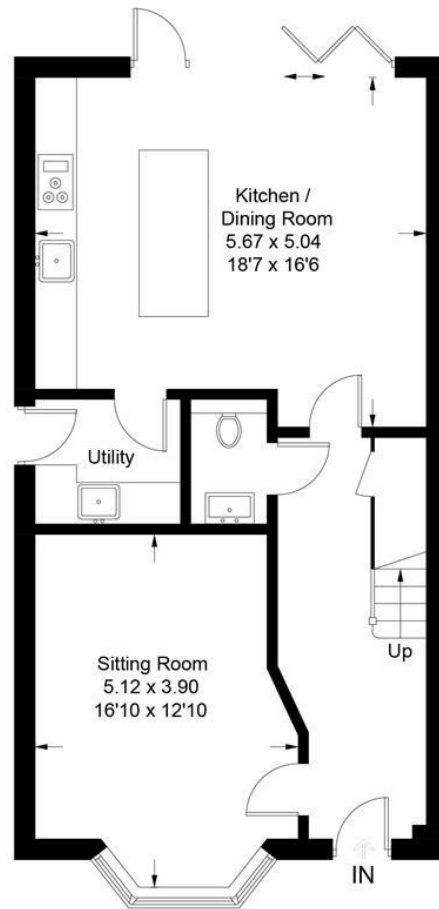
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## Residents Association

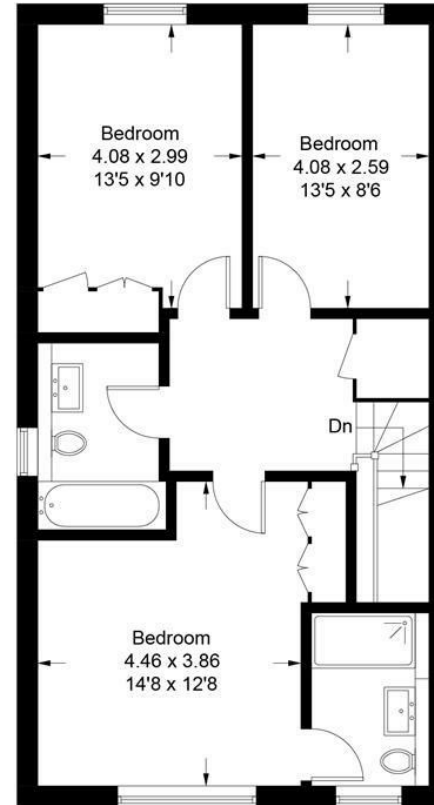
Approx £500 p.a (TBC)



Approximate Gross Internal Area = 126.4 sq m / 1360 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. (ID969190)

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