



9 Beech Tree Close, Great Bookham, Surrey, KT23 4FB

Asking Price £825,000



- FOUR BEDROOM DETACHED HOME
- TWO SEPARATE RECEPTION ROOMS
- WELL EQUIPPED KITCHEN/BREAKFAST ROOM
- DRIVEWAY PARKING & GARAGE
- EASY WALK TO NORBURY PARK

- SUPERB CUL-DE-SAC LOCATION
- TWO BATHROOMS (1 EN-SUITE)
- SECLUDED REAR GARDEN
- 0.5 MILES TO LOCAL SHOPS
- BOOKHAM/FETCHAM BORDER

## Description

Nestling in a pleasant cul-de-sac is this four bedroom detached family house within easy walking distance of Norbury Park and 0.5 mile to local shops. The property features an en-suite to the main bedroom, a well equipped kitchen/breakfast room, an integral garage and parking.

The accommodation comprises:- An entrance porch and front door open onto the entrance hall with a useful cloakroom and storage cupboard. The front reception room, currently a dining room overlooks the front of the property. To the rear a pleasant sitting room with a feature log burning stove looks out onto the garden and is accessed by double doors. The kitchen/breakfast room features quartz worktops, integrated appliances and plenty of storage cupboards with room for a breakfast table. The garage off the hallway provides light, power and plumbing for washing.

On the first floor the principle bedroom benefits from fitted wardrobes and an en-suite. Three further bedrooms are served by a family bathroom suite.

Outside the property is approached by a driveway offering parking leading to an integral garage. Side access opens onto an easy maintenance rear garden with a raised astroturf lawn, desked seating area for summer dining and a garden store.

## Situation

Situated approximately midway between Bookham and Fetcham with local shops a 10 minute walk (0.5 miles) and Norbury Park on the doorstep with acres of open greenbelt to enjoy.

A wide selection of recreational facilities are also available in the area such as Bocketts Farm, Polesden Lacey, Ranmore and Effingham Golf Club.

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. Leatherhead town centre is located 2.1 miles away and offers a more comprehensive range of shops and a main line station with Frequent rail services to London/Guildford.

## Tenure

Freehold

## EPC

C

## Council Tax Band

G

## Residents Association

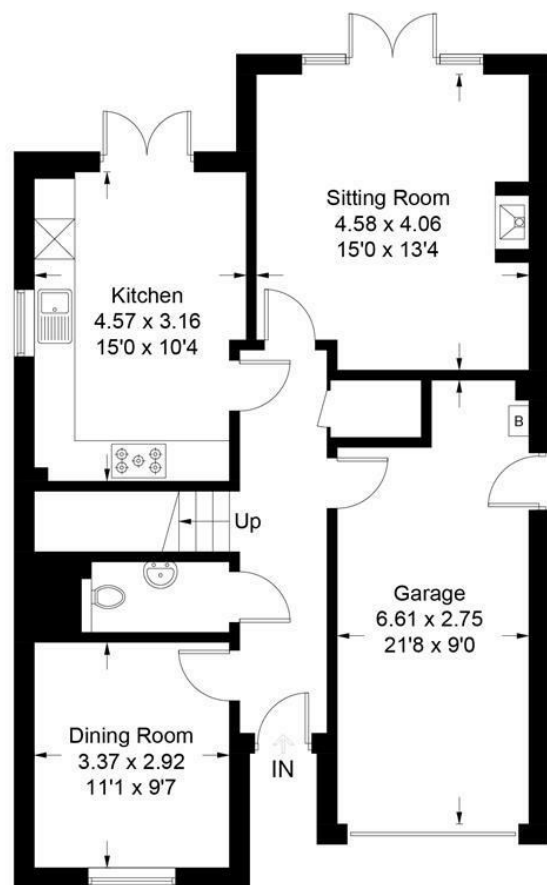
£225 every six months, last paid

## Charge

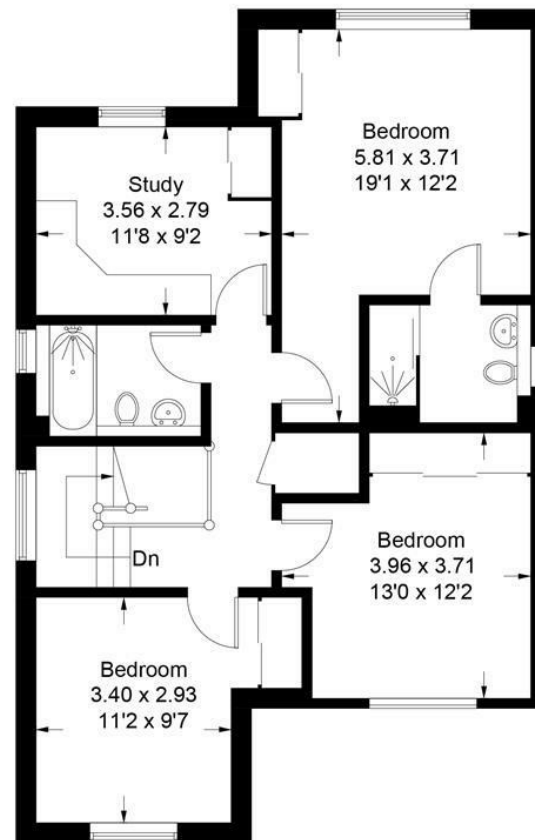
31.12.23



Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft  
(including Garage)



**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.

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