



 **patrick  
gardner**  
RESIDENTIAL

23 Greenacres, Bookham, Surrey, KT23 3NG

Asking Price £825,000



- FOUR BEDROOMS DETACHED FAMILY HOME
- WALK TO EASTWICK SCHOOLS
- TWO SEPARATE RECEPTION ROOMS
- CLOAKROOM
- CARPORT & GARAGING
- FURTHER POTENTIAL FOR EXTENSION
- CONVENIENT FOR VILLAGE SHOPS & STATION
- KITCHEN/BREAKFAST ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- WESTERLEY ASPECT REAR GARDEN

## Description

Situated in an ideal location for The Eastwick School is this four bedroom detached family house offering further potential for extension. The property boasts an en-suite to the principle bedroom, a detached garage and a delightful rear garden with a sunny westerly aspect.

The front door opens onto a vestibule and leads through to an entrance hall with a cloakroom for guests. The sitting room overlooks the front of the property and features a picture window, fireplace and woodblock flooring. Doors open onto a good sized dining room, ideal for entertaining with further doors onto the garden. The kitchen/breakfast room offer plenty of worktop space, cupboard storage and fitted appliances. Side access leads onto the garden.

The first floor landing benefits from access to the roof space and leads to the principle bedroom with an en-suite. Three further bedrooms are served by a family bathroom suite.

Outside the property is approached via a pea shingle driveway leads to an up and over garage door, car port and detached garage to the rear. The garden is mainly laid to lawn with mature shrubs and a westerly aspect.



## Situation

The property is situated in a sought after residential road within easy reach of Bookham Common, Bookham Station and village shops.

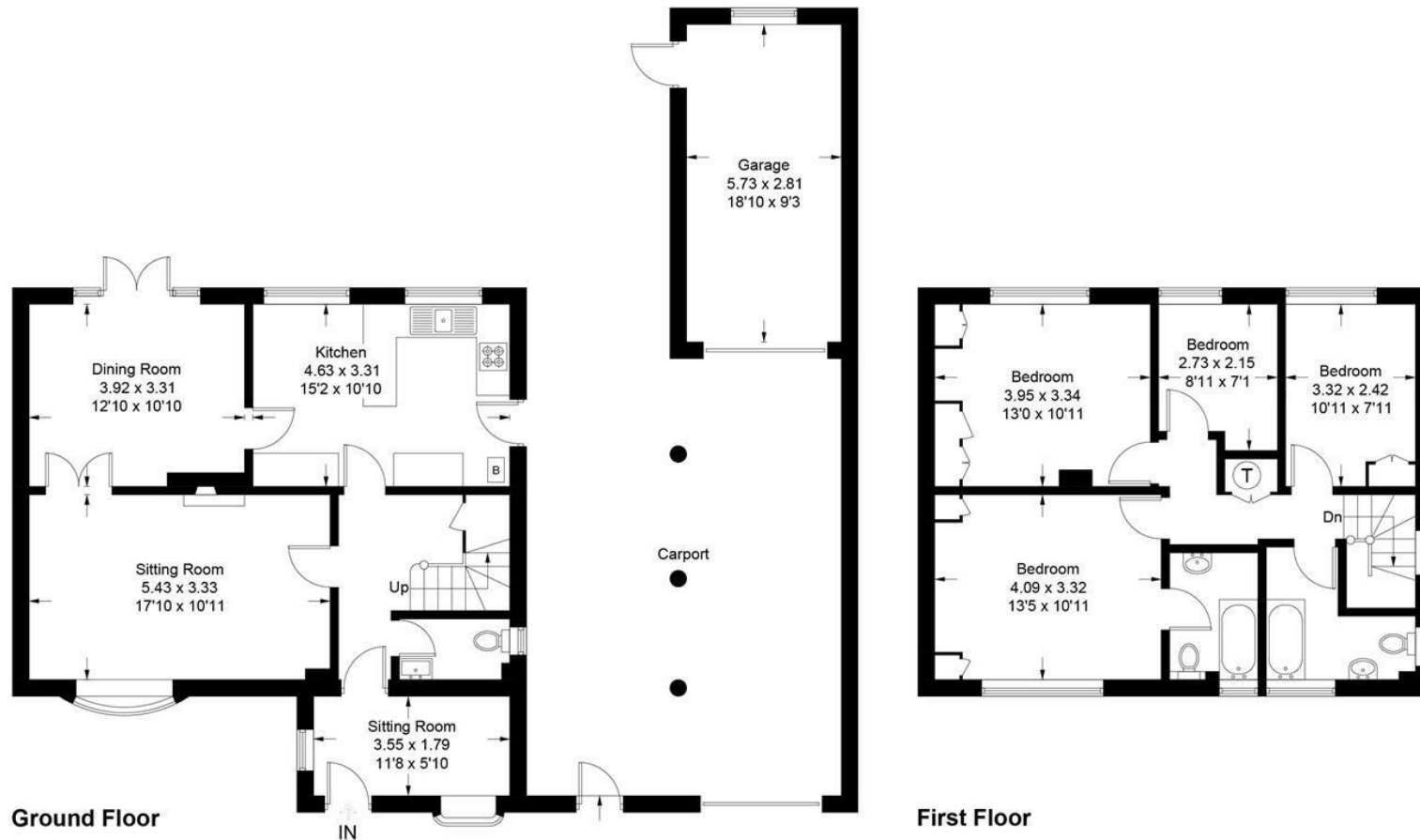
Bookham village centre provides a diverse range of traditional retailers including butchers, a family-run fishmonger's, a greengrocer's, two supermarkets and post office. The area also provides four local pubs, a library, doctors and dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesdan 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.

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

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

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft  
Garage = 16.2 sq m / 174 sq ft  
Total = 142.6 sq m / 1534 sq ft  
(Excluding Carport)



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. (ID1056387)  
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