



2 Chevron Close, Bookham, Surrey, KT23 4FH

Asking Price £815,000





- BEAUTIFULLY PRESENTED FOUR BEDROOM HOME
- WALK TO NORBURY PARK
- SUPERB OPEN PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- TWO ALLOCATED PARKING SPACES
- PRIVATE CUL-DE-SAC LOCATION
- EASY REACH OF SHOPS & SCHOOLS
- SEPARATE UTILITY ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- DELIGHTFUL REAR GARDEN

## Description

Presented in first class order is this superb four bedroom modern family home situated in a private cul-de-sac just a stones throw from Norbury Park and local village shops nearby. The property boasts a quite superb open plan kitchen/dining/family room with bi-fold doors onto a pleasant garden, en suite to the principal bedroom and a delightful rear garden for al-fresco dining.

The front door opens onto a welcoming entrance hall with a handy cloakroom. The kitchen/dining room boasts a wealth of worktops for preparation, a good range of fitted cupboards, integrated appliances and an island workstation with space for stools. Ample space is available for a dining table. The kitchen is supported by a useful utility room. The ground floor accommodation further benefits from a pleasant sitting room providing a relaxed environment for entertaining guests.

The first floor leads to the principal bedroom with a luxury en-suite shower room. Three further bedrooms are also served by a family bathroom.

Outside the property features two allocated parking spaces and gated side access leads on to a delightful rear garden laid mainly to lawn with a paved patio.

## Situation

Chevron Close is an exclusive private development of just six 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, butcher, a fishmonger, a greengrocers a post office, two small supermarkets, delicatessen and coffee shops. There is also a post office, a library and doctors and dental surgeries.

A wide selection of recreational facilities are available nearby including Bocketts Farm, Polesden Lacey. Conveniently the property is a short walk to Norbury Park, the gateway to the Surrey Hills, an ideal space to enjoy acres of open greenbelt countryside.

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**

B

**Council Tax Band**

F

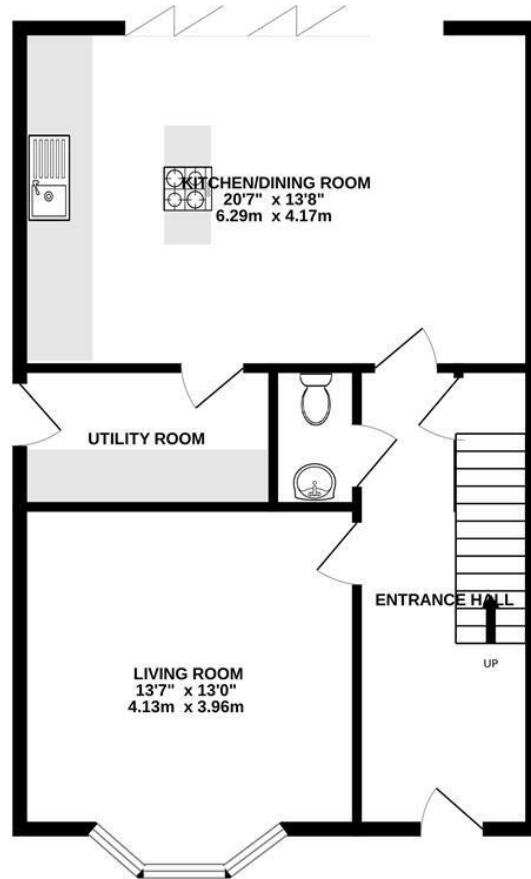
**Residents Association Charge**

£300 per annum

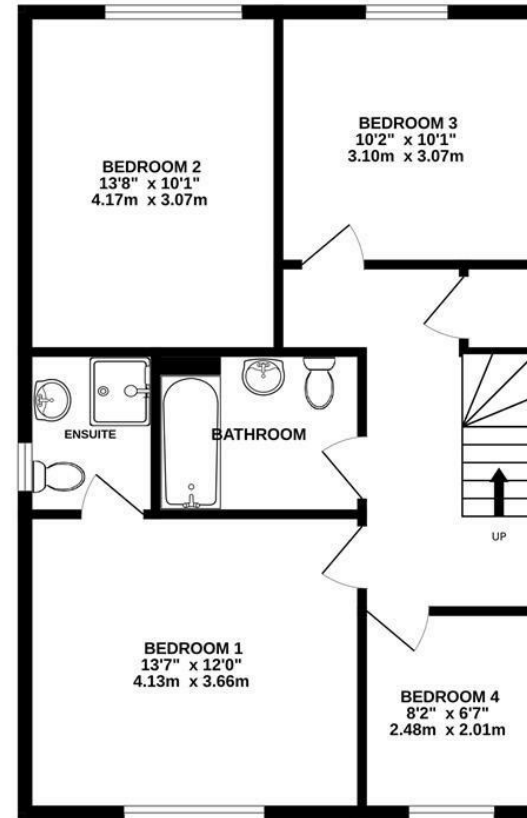




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1412sq.ft. (131.2 sq.m.) approx.

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