



Barn End 4 Park Way, Great Bookham, Surrey, KT23 3LW

Asking Price £850,000



- DETACHED 4 BED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- 2 SEPARATE RECEPTION ROOMS
- 106' SOUTH BACKING GARDENS
- EASY WALK TO BOOKHAM COMMON
- IN NEED OF MODERNISATION
- SEPARATE UTILITY ROOM
- FAMILY BATHROOM
- DRIVEWAY PARKING & DOUBLE GARAGE
- NO ONWARD CHAIN

Description

This four bedroom detached family home is in need of modernisation and offers the new owners scope to improve and enlarge, subject to the usual consents. The house is situated in a peaceful residential road within walking distance of Bookham Common and is offered to the market with no onward chain.

The front door leads to a good sized entrance hall with a coats cupboard and downstairs cloakroom. The bright and spacious dual aspect living room features a fireplace, sliding patio doors to the garden and double doors leading to the dining room. There is a kitchen breakfast room with fitted units and space for a table. An opening leads to the large utility room with built in storage cupboards, a rear door and access to the double garage.

Stairs lead to the spacious galleried landing with airing cupboard and access to the loft (with a light, ladder and partial boarding). There are four double bedrooms, three of which benefit from built in wardrobes, and a family bathroom.

To the front of the property there is a lawned garden and driveway parking leading to the garage. The double garage features an up and over door, power, light, a workbench and door to outside. Side access leads to the superb rear garden which measures approximately 106' x 55' and backs South. The secluded garden is predominantly laid to lawn with a patio adjoining the rear of the house and well established shrub borders.

Situation

Park Way is ideally situated for both Bookham station and Bookham village which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

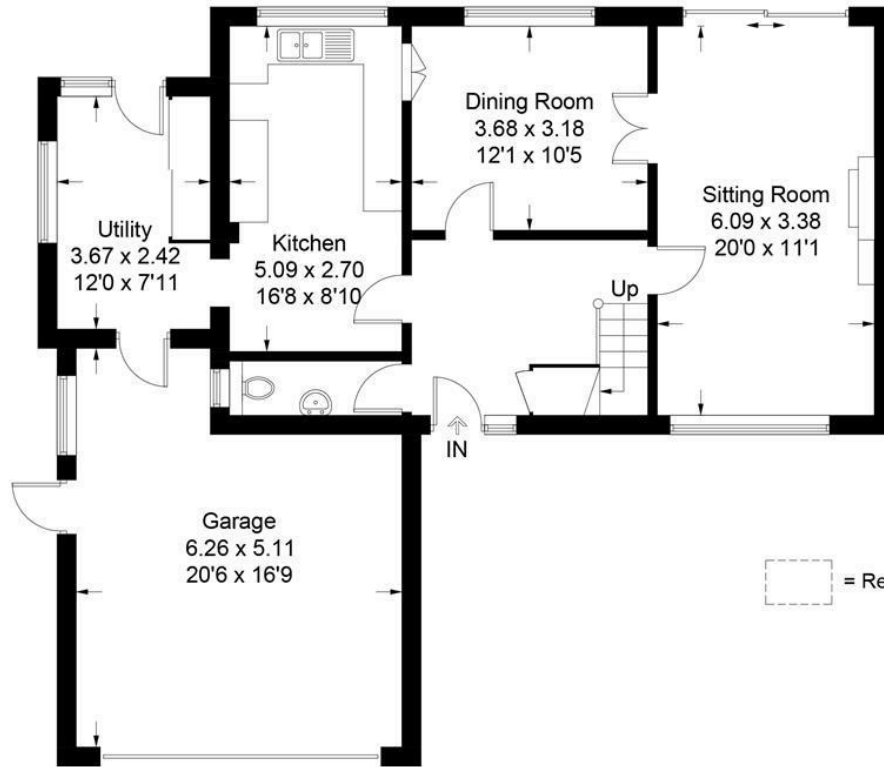
The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded.

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. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station.

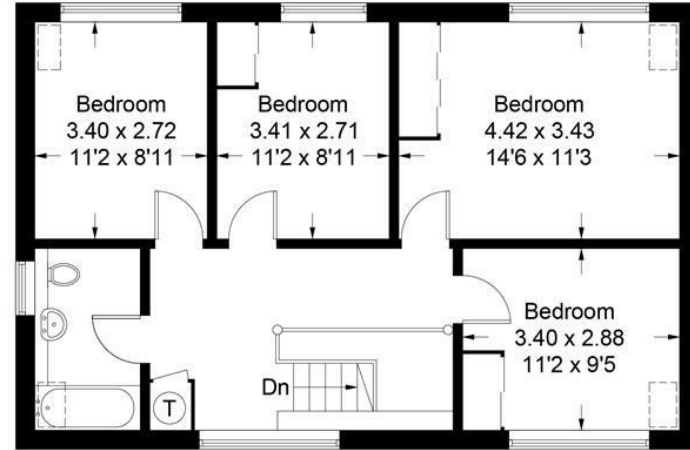
Tenure	Freehold
EPC	F
Council Tax Band	G



Approximate Gross Internal Area = 166.6 sq m / 1793 sq ft
(Including Garage)



Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0

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. (ID1078590)

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