



1 Howard Road, Bookham, Surrey, KT23 4PW

Asking Price £725,000



- DETACHED CHALET STYLE PROPERTY
- IN NEED OF MODERNISATION THROUGHOUT
- 2 FURTHER RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- 4 BEDROOMS
- KITCHEN BREAKFAST ROOM
- STUDY
- AMPLE DRIVEWAY PARKING & GARAGE
- NO ONWARD CHAIN

Description

This extended four-bedroom detached house is situated in a popular road of Bookham and conveniently located within easy reach of local schools, shops and Polesden Lacey nearby. The property is being offered with no onward chain and has potential to extend STPP and would benefit from modernisation throughout.

The property comprises a spacious living room with access to the rear garden via sliding doors and a feature fireplace. The kitchen/ dining room has a built-in pantry and ample storage with wall cupboards and base units with space for appliances. There are double doors providing access to the garden. There is also a ground floor bathroom, study and family room/bedroom.

On the first floor, the property has been extended in past years to accommodate the four bedrooms. The master bedroom benefits from a dressing room with fitted wardrobes and access to eaves space.

Outside there is a large frontage to the property with vast amount of parking leading to the garage. To the rear, the 70' South East facing garden is mainly laid to lawn and is stocked with mature shrubs.

Situation

Situated on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

The village offers a wide range of shops and amenities including a baker, two butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are several 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

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.

Tenure

Freehold

EPC

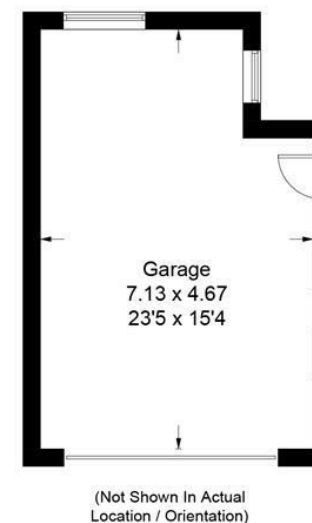
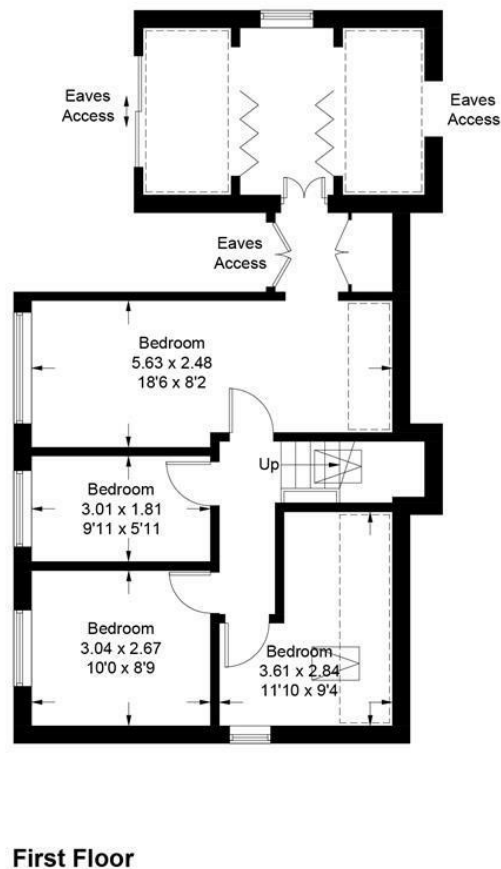
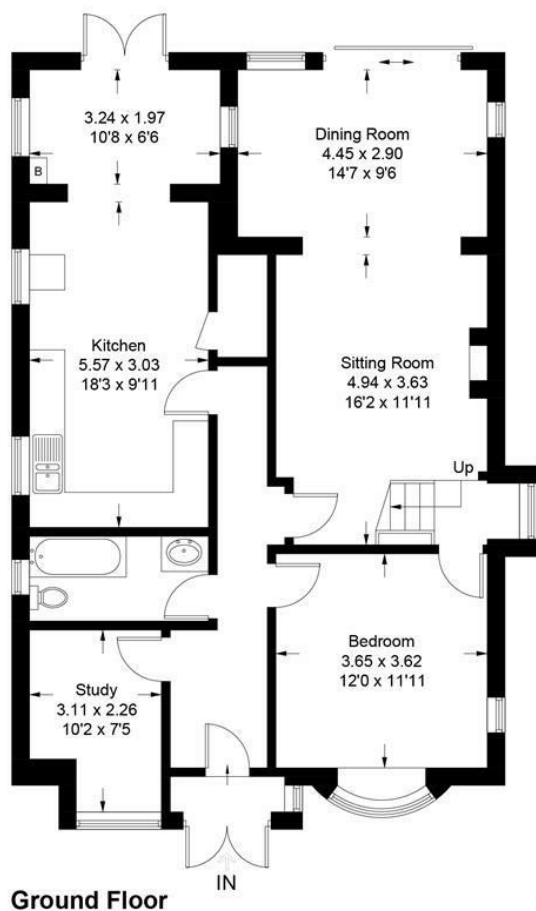
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Council Tax Band

E



Approximate Gross Internal Area = 159.2 sq m / 1714 sq ft
 Garage = 31.1 sq m / 335 sq ft
 Total = 190.3 sq m / 2049 sq ft



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. (ID1087644)
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