



64 Little Bookham Street, Little Bookham, Surrey, KT23 3AQ

Price Guide £699,950



- THREE BEDROOM SEMI DETACHED HOME
- MODERNISED TO A HIGH STANDARD
- CONVENIENT FOR EXCELLENT LOCAL SCHOOLS
- 14 MIN WALK OF BOOKHAM STATION
- OPEN PLAN LIVING SPACE
- DOWNSTAIRS CLOAKROOM
- THREE GOOD SIZE BEDROOMS
- SUPERB FITTED KITCHEN/BREAKFAST ROOM
- DETACHED GARAGE & PARKING
- DELIGHTFUL 91' REAR GARDENS

Description

Modernised to a high standard throughout is this beautifully presented three bedroom semi-detached family home conveniently located for Bookham station, local schools including The Howard of Effingham and acres of open greenbelt countryside nearby on the National Trust owned Bookham Common.

The front door opens onto a welcoming entrance hall with a useful cloakroom for guest. The reception space includes a lounge area with ample seating space in front of a cosy inset log burning stove. The dining area offers plenty of room for a dining table and chairs for entertaining and leads onto a thoughtfully designed kitchen/breakfast room offering a wealth of Silestone worktops for preparation, larder cupboard, boiling and filtered water tap and integrated appliances for the cook.

The first floor landing is approached by a rising staircase and leads to three good sized bedrooms, (two are doubles) which are served by a family bathroom suite.

Outside the property is approached by a driveway providing parking with gated side access which leads to a detached garage. A paved patio to the rear offers a tranquil space to enjoy summer dining and leads onto a lawn with shrub and perennial borders. In all it extends to some 91'.

Situation

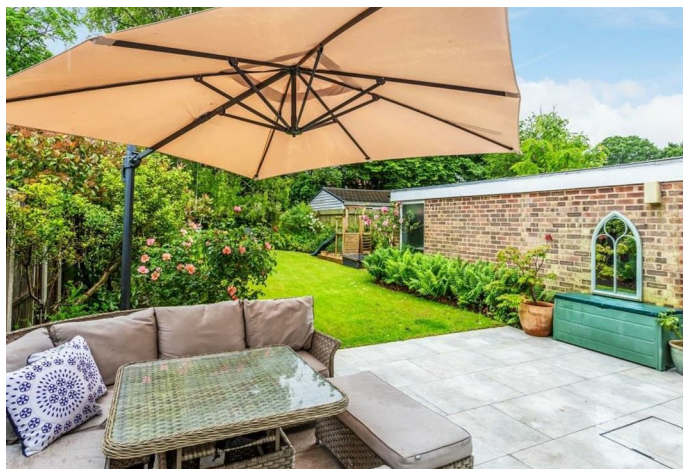
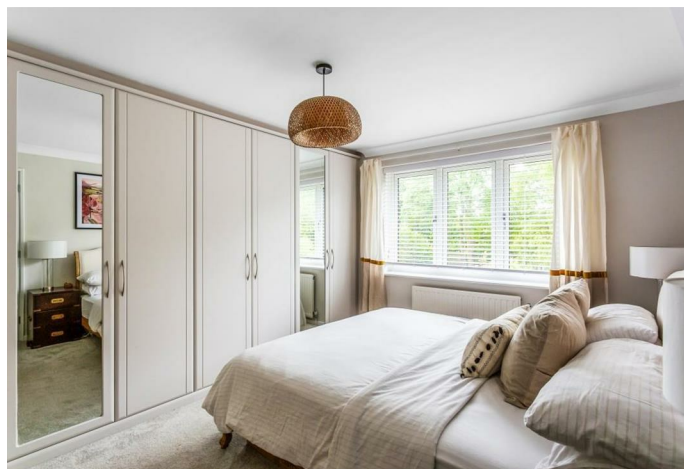
The property is situated within easy reach of Bookham Village which offers a range of shops and amenities including a bakers, butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and a delicatessen.

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. There are also two nearby stations available; Bookham Station is within walking distance (14 minutes) .

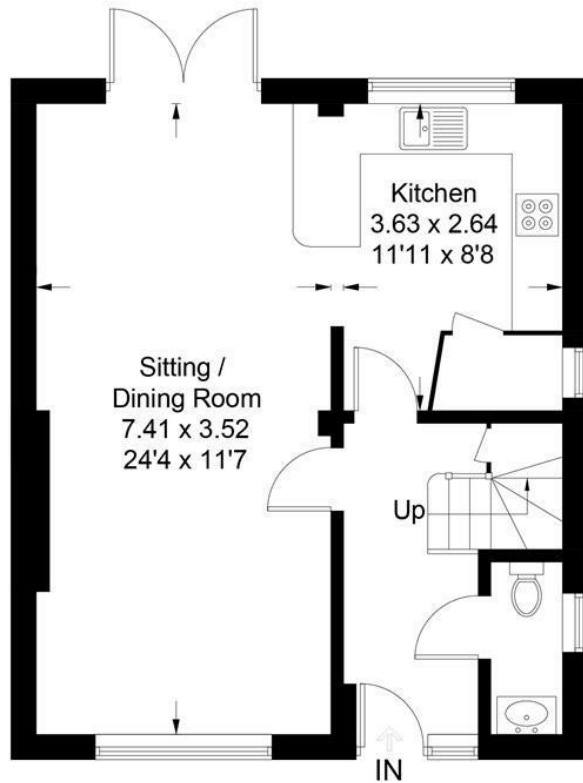
The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School and is convenient for Manor House Girls School, The Great Bookham School and Eastwick Schools nearby.

NB We are required under the Estate Agents Act 1979 and the provisions of the Information regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person' as defined by that Act.

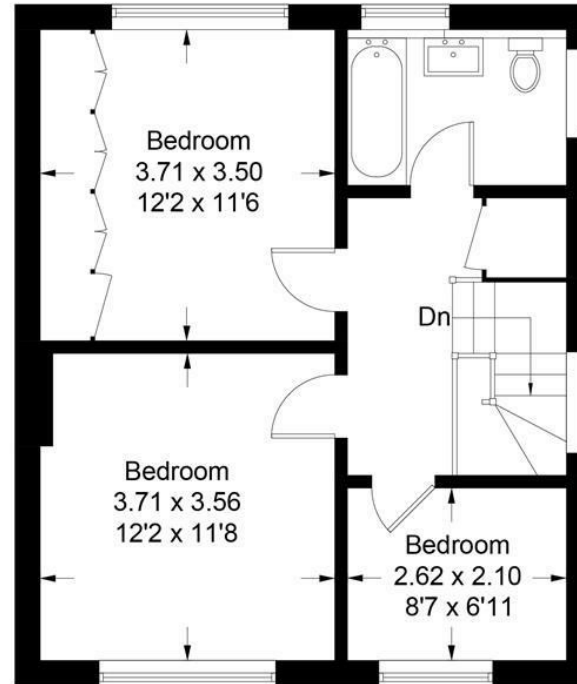
Tenure	Freehold
EPC	D
Council Tax Band	E



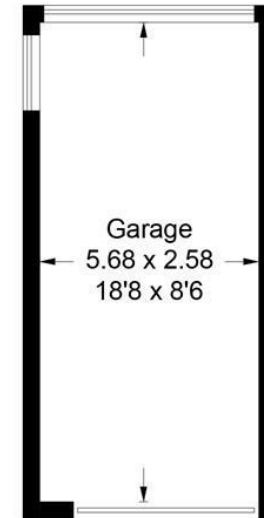
Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 108.9 sq m / 1172 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1088278)

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