



36 Woodlands Road, Little Bookham, Surrey, KT23 4HF

Price Guide £965,000



- BEAUTIFULLY PRESENTED DETACHED HOME
- CLOSE TO HOWARD OF EFFINGHAM SCHOOL
- FITTED KITCHEN/BREAKFAST ROOM
- ENSUITE TO PRINCIPAL BEDROOM
- SOLAR PANELS
- WALK TO POLESDEN LACEY
- FOUR GOOD SIZED BEDROOMS
- SITTING ROOM
- 90' SOUTH WESTERLY ASPECT GARDEN
- DRIVEWAY PARKING & GARAGE

Description

This four bedroom family home is presented in immaculate order inside and benefits from a delightful garden with a sunny westerly aspect. The property is situated in a convenient position for local village shops, The Howard of Effingham School and acres of open greenbelt nearby at Polesden Lacey. There is NO ONWARD CHAIN.

The accommodation comprises:- An entrance hall with a cloakroom for guests, tiled flooring and a door that leads onto an integral garage with electric roller door. The sitting room/dining room offers a relaxed 'light and airy' space for family with sliding patio doors onto the garden. The kitchen/breakfast room features granite worktops, plenty of cupboards and drawers and integrated appliances and a breakfast bar.

From the hallway a staircase leads to the first floor landing with access to the roof space and an airing cupboard. The principal bedroom benefits from fitted wardrobe and en-suite shower room. Three further bedrooms are served by a family bathroom suite.

The front of the property offers plenty of driveway parking leading to the garage. Gated side access opens onto a delightful rear garden with a westerly aspect that extends to some 90' with a summer house to the rear.

Situation

Woodlands Road is situated approximately 1.5 miles from Bookham village with its wide range of shops and amenities including a bakers, a butchers, a fishmongers, a greengrocers, a post office, two small supermarkets, delicatessen and coffee shops. There is also a library, doctors and dental surgeries.

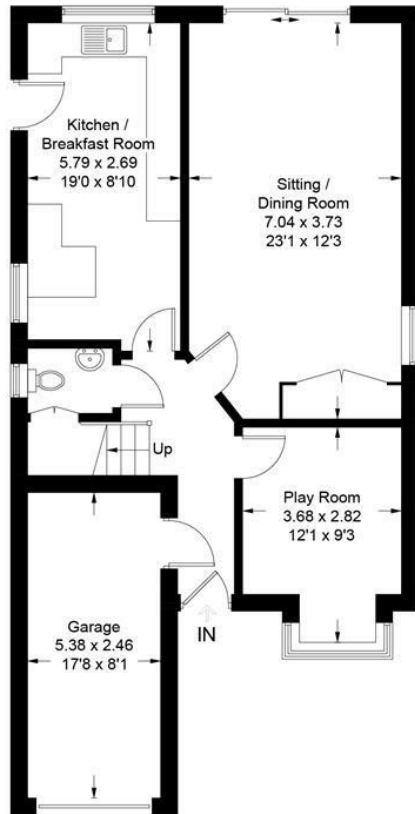
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

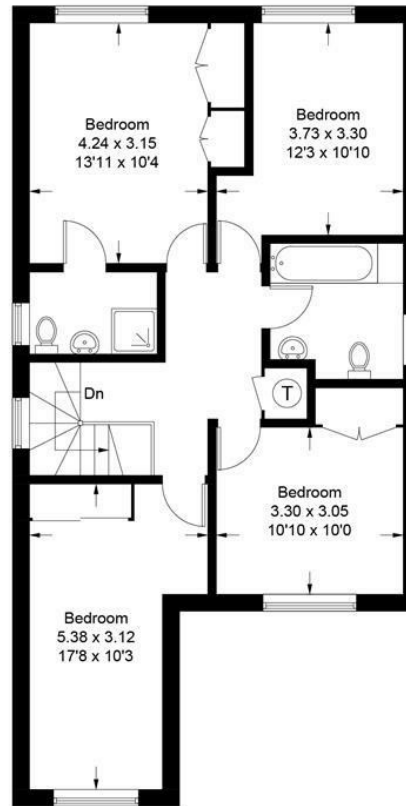
Tenure	Freehold
EPC	B
Council Tax Band	F



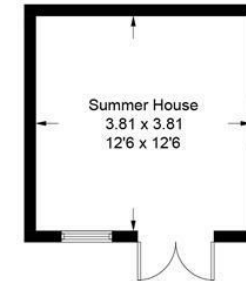
Approximate Gross Internal Area = 151.6 sq m / 1632 sq ft
 Summer House = 14.4 sq m / 155 sq ft
 Total = 166 sq m / 1787 sq ft



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. (ID1087663)
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