



12 Camilla Close, Great Bookham, Surrey, KT23 4BU

Price Guide £800,000





- DETACHED 4 BED HOUSE
- 0.23 ACRE PLOT
- LARGE SECLUDED GARDEN
- CUL-DE-SAC LOCATION
- CATCHMENT FOR POPULAR SCHOOLS
- SCOPE TO EXTEND (STPP)
- 2 RECEPTION ROOMS
- DRIVEWAY & GARAGE
- 5 MINUTE WALK TO BOOKHAM SHOPS
- NO ONWARD CHAIN



## Description

This detached 4 bedroom family home is nestled on a corner plot in a peaceful cul-de-sac, just a 5 minute walk to Bookham Village. The property features a superb garden, offers scope to modernise and extend (subject to the usual consents) and is offered with no onward chain.

As you walk through the front door you are welcomed to a spacious entrance hall with an understairs storage cupboard and a downstairs cloakroom. The living room features a fireplace and bow window overlooking the front garden. Double doors lead to the dining room which overlooks the secluded rear garden, and leads to the dual aspect kitchen breakfast room. The kitchen is fitted with a range of units, offers space for a breakfast table and also overlooks the rear garden.

On the first floor there are four good sized bedrooms, with the principal bedroom benefiting from fitted wardrobes. There is a family bathroom with a bath, shower enclosure, wc and sink.

To the front of the property there is driveway parking for several vehicles leading to the detached double garage with electric up and over door. Gated side access leads to the garden which is a particular feature of the property. The well maintained sunny, mature garden wraps around the house and is predominantly laid to lawn with well established shrub borders. Mature trees provide seclusion and privacy. There is a large patio with brick built flower bed borders, a sun room, greenhouse and shed.

## Situation

Camilla Close is a quiet cul-de-sac a short walk from Bookham village which offers a wide range of shops and amenities including a bakers, two butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

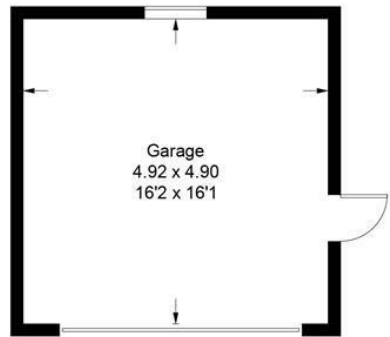
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station which is just a 5 minute drive away. Regular bus services are a 10 minute walk away.

The Bookham area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. Wide selections of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

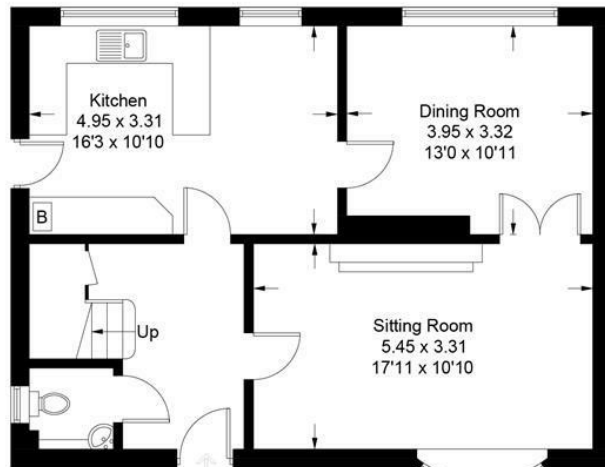
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F



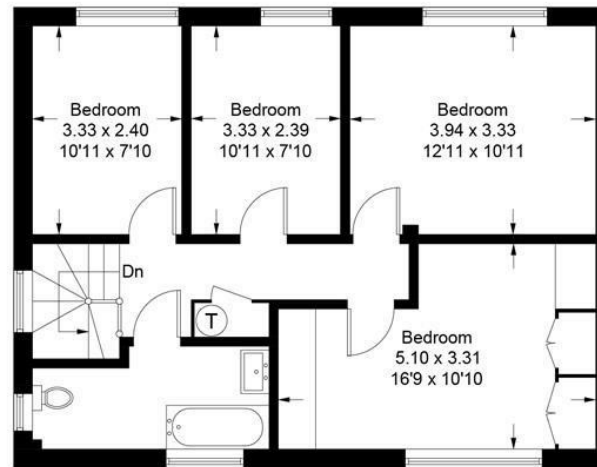
Approximate Gross Internal Area = 123.3 sq m / 1327 sq ft  
Garage = 24.0 sq m / 258 sq ft  
Total = 147.3 sq m / 1585 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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. (ID1096523)

43 High Street, Bookham, Surrey, KT23 4AD  
Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

