



18 Pelham Way, Bookham, Surrey, KT23 4PR

Price Guide £710,000



- THREE BEDROOM DETACHED PROPERTY
- SPACIOUS LIVING ROOM
- SHAKER STYLE KITCHEN UNITS
- GARDEN WITH PATIO AREA
- SINGLE GARAGE
- QUIET CUL DE SAC LOCATION
- KITCHEN/ DINING ROOM PLUS STUDY
- FAMILY BATHROOM & ENSUITE
- DRIVEWAY PARKING
- SHORT DISTANCE OF BOOKHAM HIGH STREET

Description

This delightful three bedroom detached property is situated at the end of a quiet cul de sac within easy reach of Bookham Village.

The entrance lobby, with cloakroom, leads into a spacious living room with stairs to the first floor. French doors open into the kitchen/breakfast room offering excellent space for family dining and French doors to the garden. There is a further family room/study.

On the first floor the master bedroom overlooks the garden and features an ensuite shower room. There are two further double bedrooms along with a family bathroom.

The garden is fully enclosed with a lovely area of lawn with borders leading to a garden pond with seating area and summer house. A further patio adjoins the property.

To the front of the property driveway parking leads to the single garage.

Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a baker, two butchers, a fishmonger, greengrocer, post office, supermarket and coffee shops. There is also a library, doctors and dental surgery.

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. Bookham station offers services to London Waterloo, Victoria and Guildford in the opposite direction.


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.

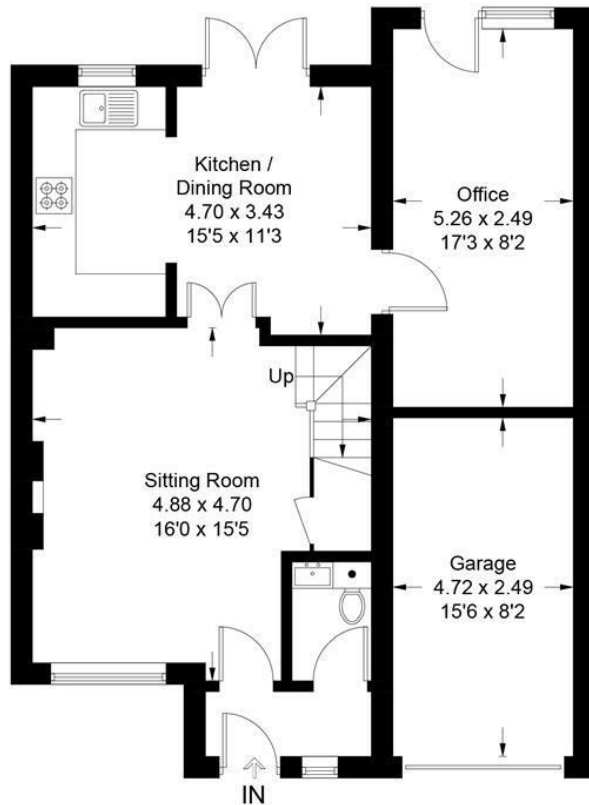
Tenure	Freehold
EPC	D
Council Tax Band	F



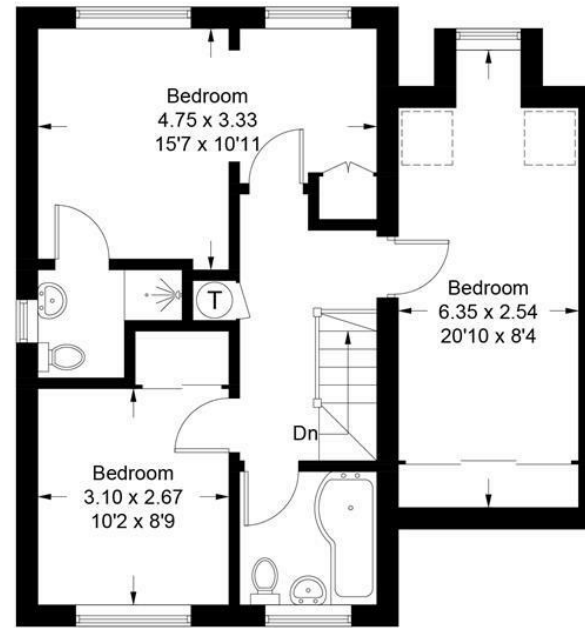
Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft
 Garage = 11.7 sq m / 126 sq ft
 Total = 121.1 sq m / 1303 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1114478)
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