



35 Barn Meadow Lane, Great Bookham, KT23 3EZ

Price Guide £675,000



- FOUR BEDROOM DETACHED CHALET BUNGALOW
- KITCHEN/BREAKFAST ROOM
- CLOSE TO BOOKHAM COMMON
- TANDEM GARAGE & WORK SHOP
- EASY ACESS TO LOCAL SCHOOLS NEARBY
- SPACIOUS LOUNGE
- SCOPE TO MODERNISE
- AMPLE DRIVEWAY PARKING
- CONVENIENT FOR STATION & SHOPS
- NO ONWARD CHAIN

Description

Located in a popular residential road conveniently located for village shops, schools and station is this four-bedroom detached chalet style family home offering flexible accommodation and further potential to modernise to the buyer's specification.

The accommodation comprises an entrance hall which leads into a bright and spacious sitting room with gas fire, ample space for seating and sliding patio doors onto the garden. The kitchen/ breakfast room provides vast amount of storage with wall mounted and countertop cupboards and added space for white goods. An inner hall leads to two bedrooms with one currently utilized as a dining room, both of which are serviced by a downstairs wet room and w/c.

On the first floor there are two good sized bedrooms with fitted wardrobes and a further family bathroom. Outside the property benefits from driveway parking for multiple cars, leading to a tandem garage, work shop and gated access opens onto a secluded rear garden.

At the rear, the garden is mainly laid to lawn with shrub borders and a patio area.

Situation

Located close to Bookham village centre and only 10/15 minutes stroll from Bookham station and within the catchment area of good local schools. Bookham village offers a wide range of shops and amenities including a baker, butchers, fishmonger's, greengrocer, post office, supermarket, delicatessen and coffee shops. There is also a library, doctors and dental surgeries.

Bookham station provides frequent services to London, Guildford and Leatherhead. You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow Airports.


The National Trust owned Bookham Common is just down the road and is ideal for walkers, riders and cyclists alike. Other recreational facilities are available in the area including Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

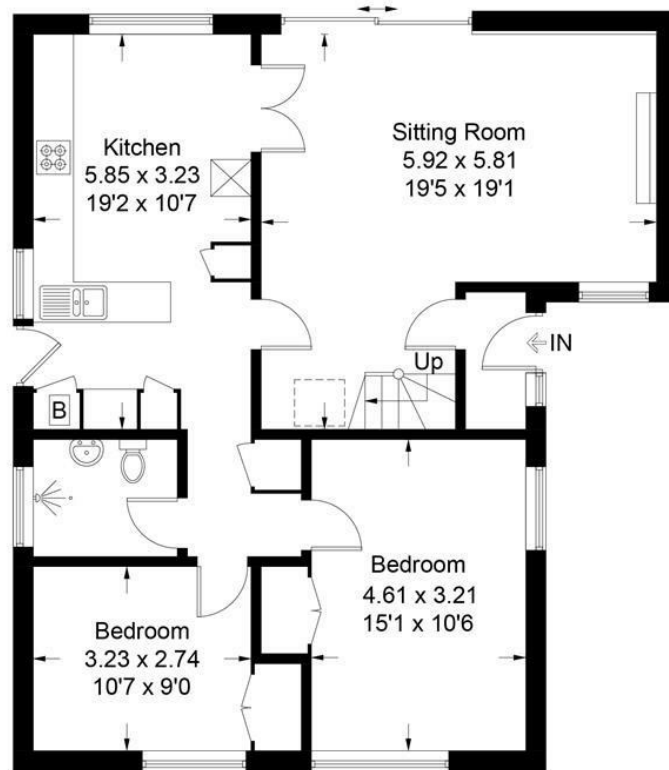
Tenure	Freehold
EPC	D
Council Tax Band	F



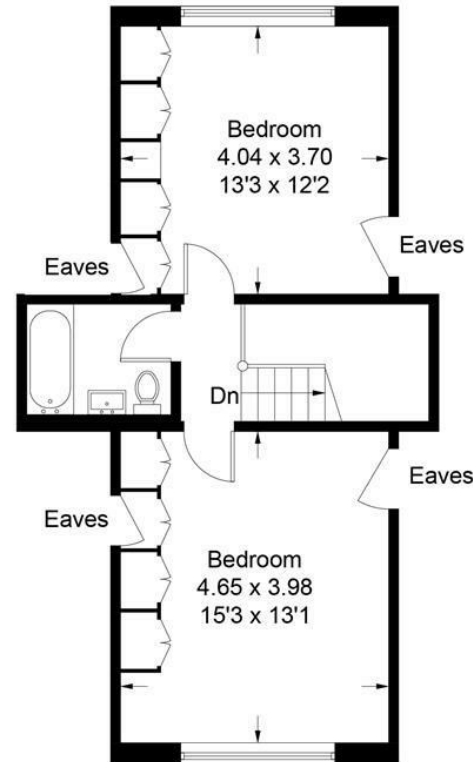
Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft
 Outbuilding = 33.9 sq m / 365 sq ft
 Total = 166.6 sq m / 1793 sq ft



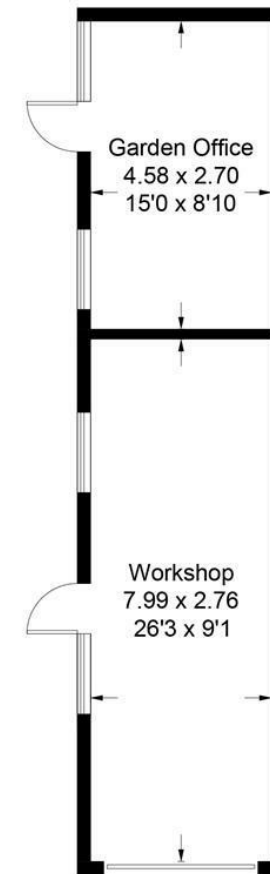
 = Reduced headroom below 1.5m / 5'0"



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. (ID1116019)

43 High Street, Bookham, Surrey, KT23 4AD
 Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

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