



28 Newenham Road, Great Bookham, Surrey, KT23 4NJ

Price Guide £575,000



- WELL PRESENTED SEMI DETACHED
- 90' SOUTH WEST GARDEN
- LIVING DINING ROOM
- AMPLE DRIVEWAY PARKING
- WALK TO VILLAGE SHOPS

- 3 GOOD SIZED BEDROOMS
- EXTENDED KITCHEN
- MODERN FAMILY BATHROOM
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- 1.4 MILES TO BOOKHAM STATION

## Description

This well presented three bedroom family home is situated within easy reach of Bookham's shops and schools and offers a superb 90' South West backing garden and ample driveway parking.

As you walk through the front door you are welcomed into a bright hallway with a cupboard, understairs storage and a downstairs cloakroom. There is a spacious dual aspect living / dining room forming two distinct areas with a gas coal effect fire and two sets of doors to outside.

The kitchen is a good size and offers a range of cupboards, double oven, gas hob and integrated dishwasher. The space has been extended to create a useful utility area.

On the first floor there is a bright landing with a linen cupboard. Loft access is from the third bedroom, with a pull down ladder. The dual aspect principal bedroom is a generous size with ample space for wardrobes. There are two further good sized bedrooms and a family bathroom.

To the front of the property are beautifully maintained gardens; laid to lawn with mature flower bed borders. There is driveway parking for three vehicles and gated side access leading to the rear garden. The garden is a particular feature of the property and measures approximately 90' x 45' and offers a large patio, brick shed, lawn and raised vegetable beds.

## Situation

Ideally located just minutes walk from the local shops and Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

Popular local schools are also with easy reach and include Great Bookham School, The Eastwick Schools and The Howard of Effingham School.

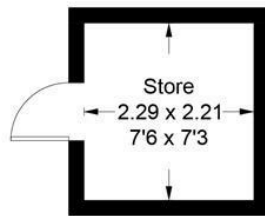
Bookham station is just over a mile away and offers frequent rail services to London/ Guildford/ Leatherhead. There is also convenient access to the A3, Junction 9 of the M25 and it is almost equidistant between Heathrow and Gatwick International Airports.

There is a wide selection of recreational facilities available in the area for families including Bocketts Farm, Polesden Lacey, Norbury Park and Bookham Common.

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

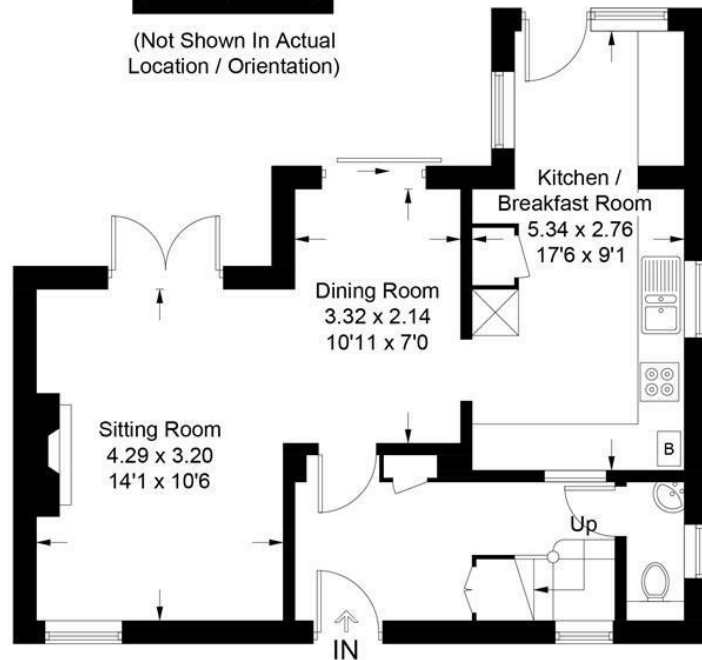


Approximate Gross Internal Area = 90.6 sq m / 975 sq ft  
 Store = 5.1 sq m / 55 sq ft  
 Total = 95.7 sq m / 1030 sq ft

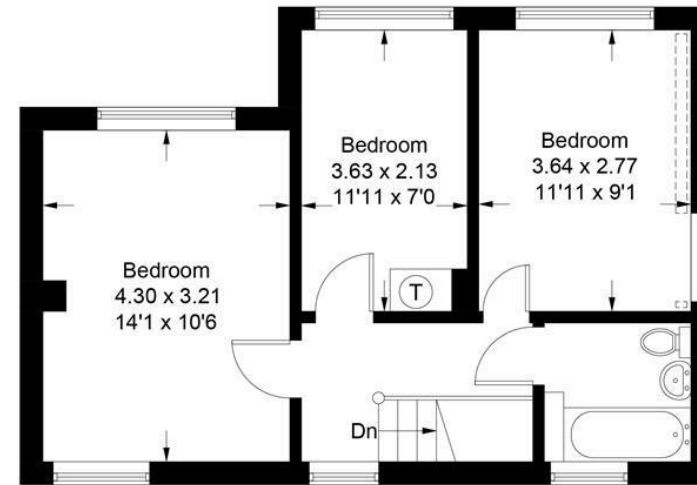


(Not Shown In Actual Location / Orientation)

 = 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. (ID1124156)

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