



324 Lower Road, Little Bookham, Surrey, KT23 4EF

Asking Price £535,000



- DELIGHTFUL PERIOD COTTAGE
- DOWNSTAIRS CLOAKROOM
- FITTED KITCHEN
- DRIVEWAY PARKING
- POTENTIAL TO EXTEND (STPP)

- THREE BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- UPSTAIRS BATHROOM SUITE
- REAR GARDENS
- WALK TO STATION & SCHOOL

Description

A delightful three bedroom period cottage conveniently located for local village shops, schools and station offering further potential to extend, subject to the necessary consents being obtained.

The front door opens to a onto an enclosed entrance porch with coats hanging space and leads to the entrance hall with a downstairs cloakroom. The sitting room benefits from a feature fireplace and double doors onto the garden. The kitchen features plenty of wooden worktops, fitted cupboards and space for freestanding appliances, along with a stable type door onto the garden. Access also leads onto the dining room with space for a good size table and chairs for entertaining.

A rising staircase leads to the first floor landing with a storage cupboard. Principal bedroom 1 features fitted wardrobes. Two further bedrooms are served by a family bathroom suite.

Outside the property offers ample driveway parking for a number of cars. Gated side access opens onto a sizable garden 62' wide by 37' deep.

Situation

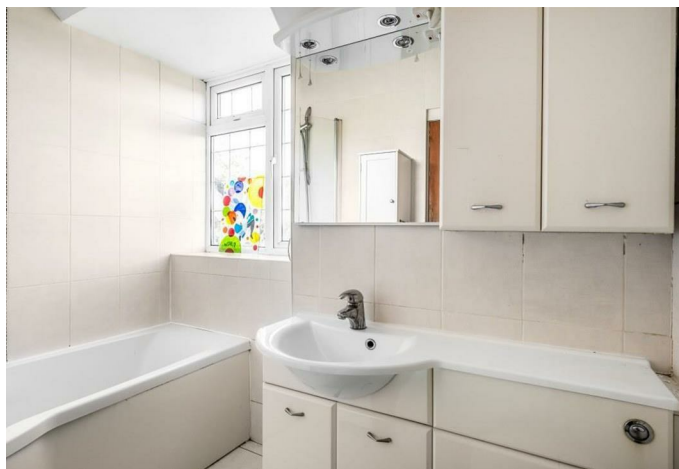
Ideally located just over half a mile away (0.6miles) from Bookham village centre which provides a diverse range of traditional shops including a butchers, a family-run fishmonger's, a greengrocer's, two small supermarkets, delicatessen, coffee shops and a post office. The area also provides a good range of local pubs, a library, doctors and dental surgeries.

Also just under a mile away (0.9 miles) is Bookham Station where You can hop on a train and be at London Waterloo or London Victoria in under an hour. Other frequent rail services to Guildford or Leatherhead are also available from the station.

The area is well catered for highly regarded local schools and this property is within walking distance of the Howard of Effingham School, St Lawrence Primary and Manor House School.

Nearby recreational facilities include The National Trust owned Polesden Lacey and Bookham Common along with Norbury Park, the gateway to the Surrey Hills, ideal for walking, horse riding and mountain biking.

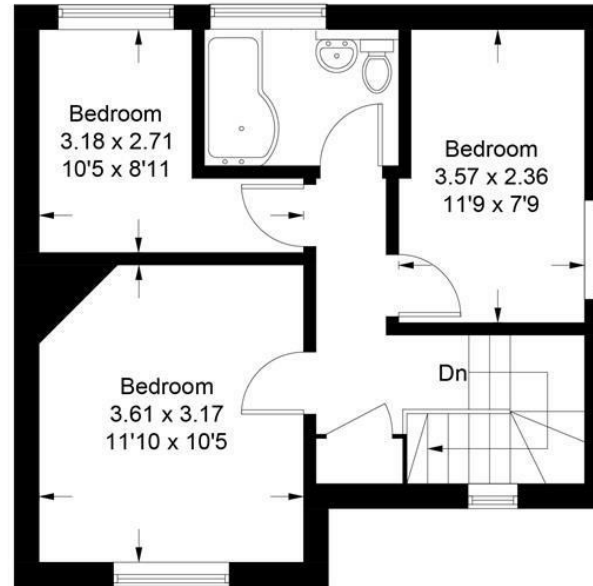
Tenure	Freehold
EPC	D
Council Tax Band	E



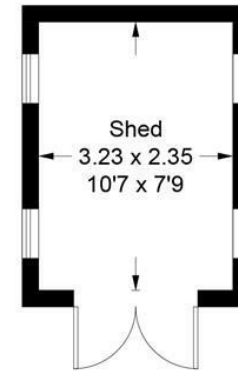
Approximate Gross Internal Area = 81.3 sq m / 875 sq ft
Shed = 7.6 sq m / 82 sq ft
Total = 88.9 sq m / 957 sq ft



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. (ID1125351)

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