



**patrick
gardner**
RESIDENTIAL

11 Springvale Close, Great Bookham, Surrey, KT23 4RD

Asking Price £565,000



- 3 BEDROOM HOUSE
- EASY WALK OF BOOKHAM HIGH STREET
- KITCHEN
- SECLUDED REAR GARDEN
- NO ONWARD CHAIN
- PRIVATE CUL-DE-SAC LOCATION
- 2 SEPARATE RECEPTION ROOMS
- BATHROOM & EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING

Description

This three bedroom house is situated in a private cul-de-sac just minutes walk from Bookham High Street and offers a secluded garden and driveway parking.

As you walk through the front door you are welcomed into the entrance hall with a downstairs cloakroom, coats cupboard and a door leading through to the good sized living room. The living room features a fireplace, understairs storage cupboard and double doors to the dining room which benefits from doors out to the garden. Off the dining room is a modern kitchen equipped with integrated appliances.

On the first floor are three bedrooms and a family bathroom. The principal bedroom benefits from built in wardrobes and an ensuite shower room.

To the front of the property is driveway parking and flower bed borders. The secluded rear garden offers a patio, lawn and mature borders.

Situation

The property is situated within walking distance of Bookham shops and amenities which includes a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

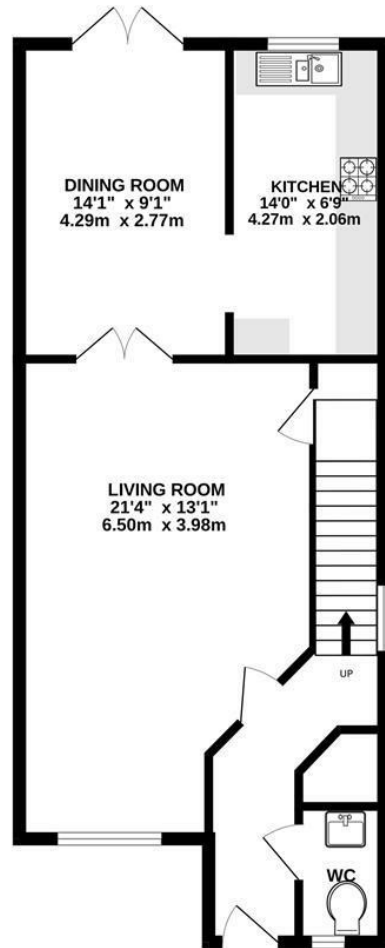
The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Norbury park is within short walking distance with Polesden Lacey also easily accessible. Within the locality there are a number of excellent local schools both private and state funded including Polesden Lacey School, The Great Bookham School and The Eastwick Schools to name but a few.

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 Waterloo, Victoria and London Bridge with Guildford in the opposite direction from Bookham Station.

Tenure	Freehold
EPC	C
Council Tax Band	E
Residents Association Charge	£300 per annum



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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