



5 Sheridans Road, Great Bookham, Surrey, KT23 4RZ

Price Guide £795,000



- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- UTILITY ROOM
- DRIVEWAY + GARAGE
- WALK TO LOCAL SHOPS

- CUL-DE-SAC
- 4 RECEPTION ROOMS
- BATHROOM + ENSUITE SHOWER ROOM
- SECLUDED SOUTH EAST GARDEN
- NO ONWARD CHAIN

## Description

This detached family home offers spacious accommodation, ideal for modern living, and is situated in an enviable cul-de-sac location just a short walk to Norbury Park and village shops nearby.

Upon entering the property you are welcomed with a bright and spacious entrance hall with a downstairs cloakroom and a study with a cupboard. The sitting room is a generous size with a feature fireplace and access directly out to the rear garden. The open plan kitchen/ dining room, offers great space for entertaining. The kitchen is fitted with a range of cupboards and built in appliances and also benefits from a separate utility room. There is a family room overlooking the rear garden which completes the ground floor accommodation.

On the first floor there are four double bedrooms and a family bathroom. The principal bedroom is a good size and benefits from a range of fitted wardrobes and an ensuite shower room.

To the front of the property there is driveway parking leading to the integral double garage. Gated side access leads to the secluded rear garden with a patio adjoining the rear of the property, lawn and mature shrubs. The garden backs in a South East direction and measures approximately 50' x 58'.

## Situation

Situated within walking distance of local village retailers which offer a wide variety to choose from, including a bakers, butchers, fishmonger, greengrocer, post office, supermarket and coffee shops. There is also a library, doctors and dental surgery.

Within the locality there are a number of excellent local schools both private and state funded nearby.

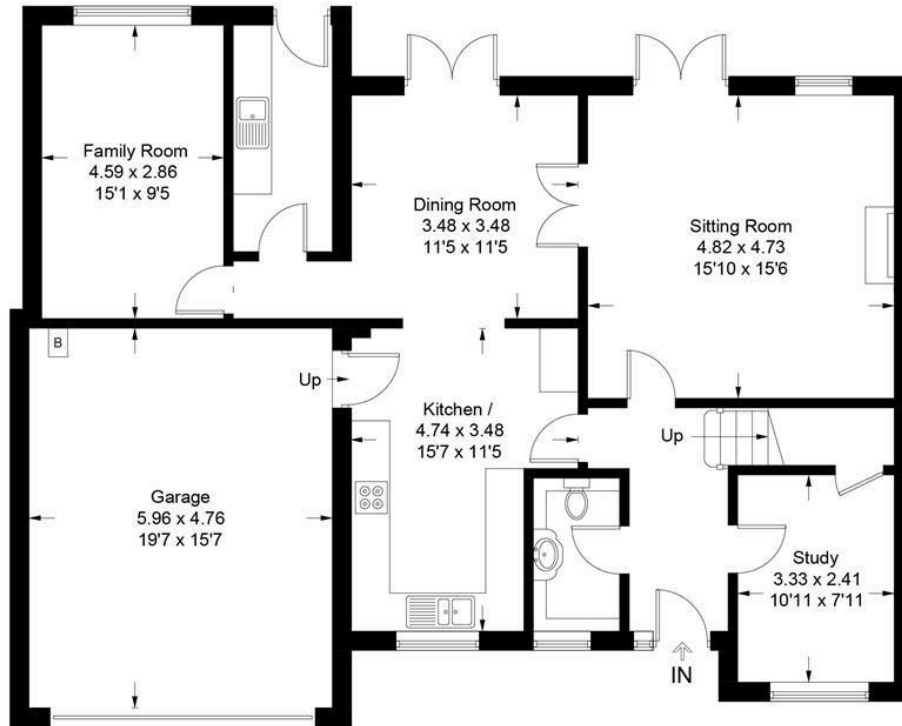
The property boasts an ideal location for country pursuits and is within a 5 minute walk of Norbury Park, the gateway to the Surrey Hills. Polesden Lacey and Bookham Common are also close to hand and are both about a five minute drive away.

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

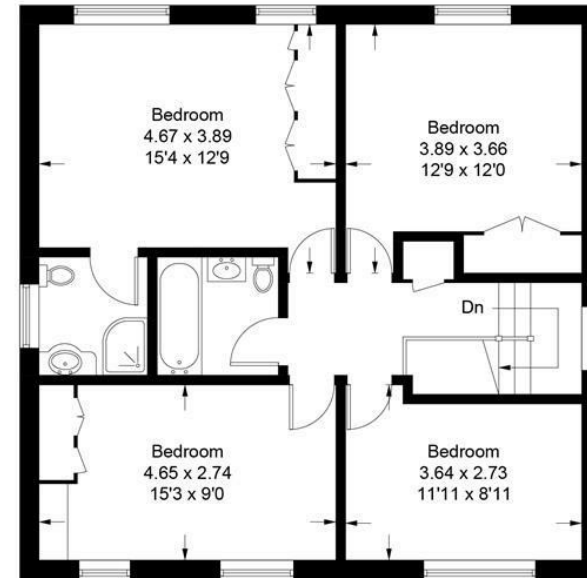
<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 197.9 sq m / 2130 sq ft  
(Including Garage)



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. (ID1135437)

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