



21 Mead Crescent, Great Bookham, Surrey, KT23 3DU

Price Guide £899,950



- EXTENDED DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINING FAMILY ROOM
- SEPARATE UTILITY ROOM
- 100' SOUTH WEST GARDEN
- WALKING DISTANCE OF BOOKHAM SHOPS
- 5 DOUBLE BEDROOMS
- LIVING ROOM
- 2 BATHROOMS
- DRIVEWAY PARKING
- CATCHMENT FOR POPULAR SCHOOLS

Description

Most conveniently situated for the village centre, station and well regarded local schools; this extended five bedroom detached home offers a good sized South West rear garden and scope to adapt the accommodation to form a self-contained annex if desired.

The enclosed entrance porch leads to the hallway with a coats cupboard and under stairs storage. The modernised kitchen dining family room is the heart of the home with a large central island, integrated appliances and ample space for a dining table and seating area. Bi-fold doors open on to the patio making it the ideal space to entertain and overflow in to garden. There is a separate dual aspect living room, a small gym and a utility room with downstairs wc.

There are two staircases which lead to the first floor. The dual aspect principal bedroom features a range of fitted wardrobes and drawers and a shower and sink. There are four further double bedrooms, one which features double doors leading out to a balcony. There is a family bathroom and an additional shower room.

To the front of the property there is an in and out driveway offering parking for several vehicles. The rear garden is a particular highlight of the property with a patio adjoining the rear of the house with a water feature. The garden backs in a South West direction and measures approximately 100' x 50'. The garden is predominantly laid to lawn with flower bed borders and two garden sheds.

Situation

The property is easily within walking distance of Bookham shops and amenities which includes a bakers, butchers, fishmonger, greengrocer, two local supermarkets and coffee shops to choose from. There is also a library, doctors and dental surgeries close to hand.

The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded.

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, Guildford and Leatherhead are available from Bookham.

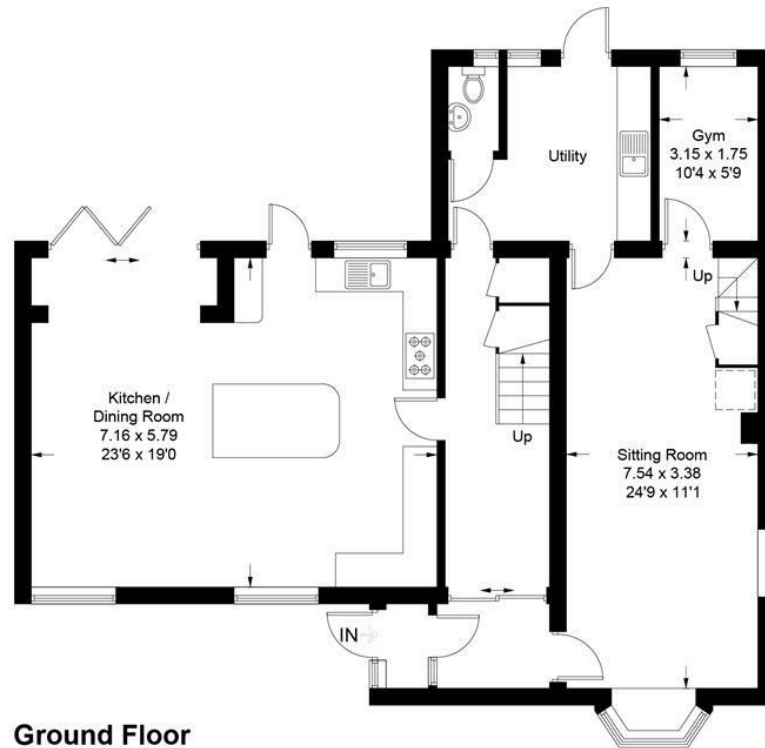
Tenure	Freehold
EPC	D
Council Tax Band	G





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft



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. (ID1139929)
www.bagshawandhardy.com © 2024

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

