



29 Post House Lane, Great Bookham, Surrey, KT23 3EA

Price Guide £529,950



- EASY WALKING DISTANCE TO THE VILLAGE
- FITTED KITCHEN
- THREE BEDROOMS
- DRIVEWAY PARKING
- SOLAR PANELS
- DUAL ASPECT LIVING DINING ROOM
- SEPARATE UTILITY ROOM
- SOUTH WEST BACKING GARDENS
- EV CHARGING POINT
- HOWARD OF EFFINGHAM CATCHMENT

Description

Situated just a stone's throw from the village shops, residents will appreciate the ease of access to local amenities and spacious accommodation; including three good sized bedrooms.

The front door opens into a useful enclosed porch with access to the downstairs wc and spacious utility room, adding practicality to daily life. The dual aspect living dining room provides a bright and airy atmosphere, perfect for both relaxation and entertaining, with a feature fireplace and doors out to the garden. The kitchen also overlooks the garden and features a range of cupboards and space for appliances.

On the first floor there are two double bedrooms, both of which benefit from fitted wardrobes and along with the third bedroom all are served by a family bathroom suite.

To the front of the property there is driveway parking for two vehicles leading to secure storage. The storage area is big enough for a couple a couple of bicycles and is currently fitted with power points, a tap and EV charging. The South West rear garden features a good size patio, a small area of lawn and a rear garden gate.

Situation

Post House Lane is ideally situated for both Bookham station and Bookham village which offers a wide range of shops and amenities including 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.

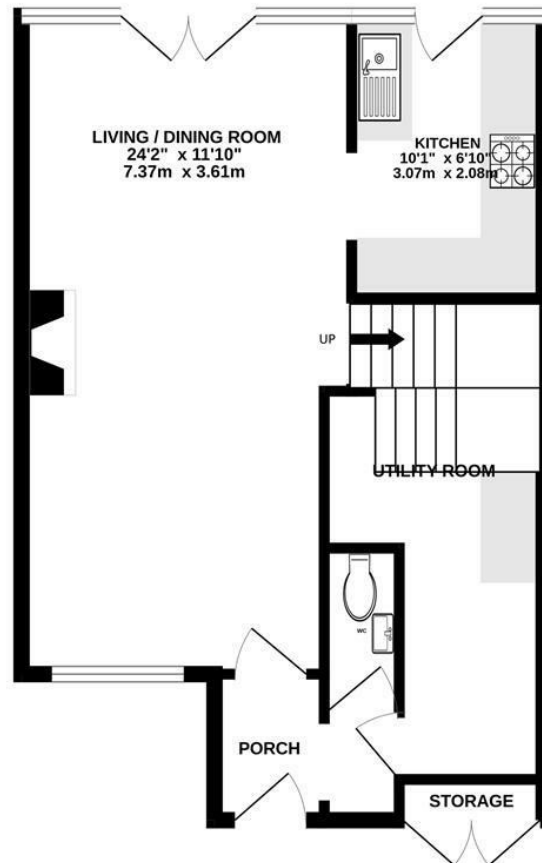
The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded.

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 Station.

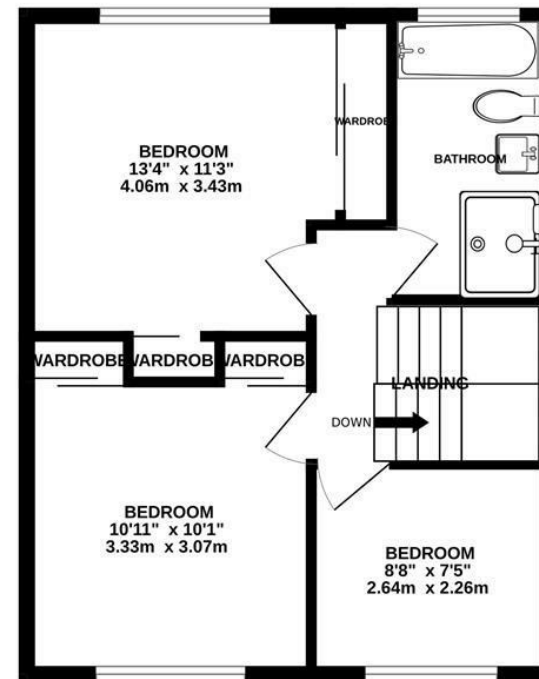
Tenure	Freehold
EPC	D
Council Tax Band	D



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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