



9 Fernlea, Great Bookham, Surrey, KT23 3NJ

Asking Price £735,000



- POPULAR CUL-DE-SAC LOCATION
- KITCHEN & UTILITY ROOM
- GARAGE & DRIVEWAY PARKING
- 0.8 MILES TO BOOKHAM HIGH STREET
- CATCHMENT AREA FOR POPULAR LOCAL SCHOOLS
- A CHALET STYLE FAMILY HOUSE
- POTENTIAL TO EXTEND FURTHER
- END OF CHAIN
- TWO RECEPTION ROOMS
- SECULDED SOUTH WEST FACING REAR GARDEN

Description

This chalet style home is set within a quiet cul-de-sac and on a wide plot, in a popular and sought after location. Although needing some updating it offers huge scope for extension, subject to the usual consents.

The front door leads to a bright hallway with access to the cloakroom with w/c and hand basin. The large living room is double aspect and features a stone fireplace and has double glazed patio doors which open to the rear garden. The dining room which is located to the front of the property has doors to both the kitchen and back to the hallway. Overlooking the rear garden is the kitchen with a range of wall mounted and countertop cupboards. The property further benefits from a generous utility room with shower room, ample storage and space for white goods, direct access to the garage and garden.

On the first floor there are two double bedrooms and a good-sized single bedroom, all have built in wardrobe space. The family bathroom has a white suite, with shower over bath.

To the front of the property there is an area laid to lawn with driveway parking and garage with electric door. Gated side access leads to the rear garden, which is on the sunny side of the road and the aspect benefits from wonderful South West facing sunshine and light. The garden measures approximately 60'x54'.

Situation

Fernlea is ideally situated for both Bookham station and Bookham village which offers a wide range of shops and amenities including a baker, butcher, fishmonger, greengrocer, two small supermarkets and several independent shops. There is also a post office, library, doctors and dental surgeries.

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

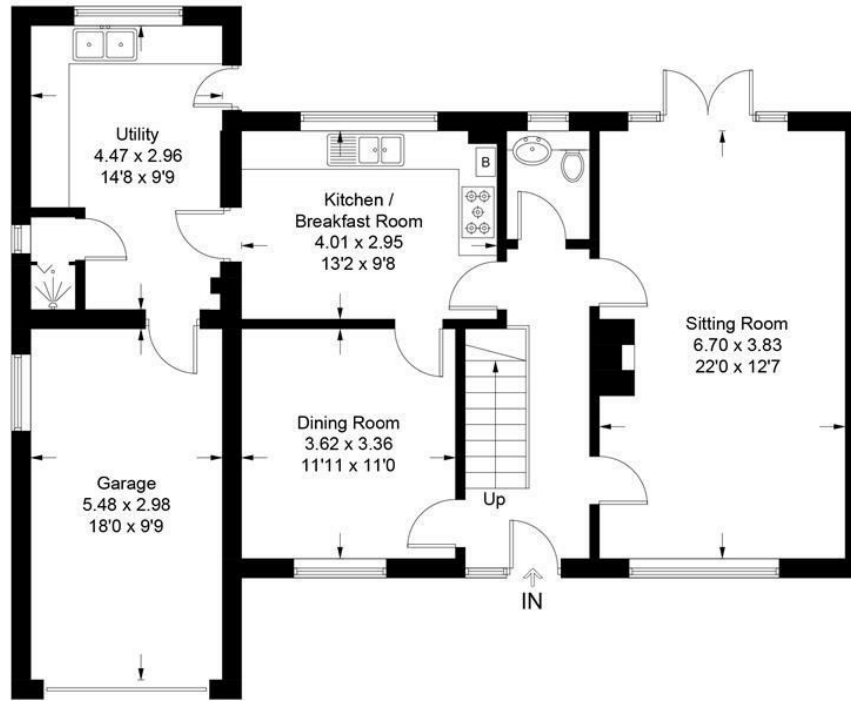
The property's location has convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Rail services to London, Guildford and Leatherhead are available from Bookham Station.

Tenure	Freehold
EPC	D
Council Tax Band	F

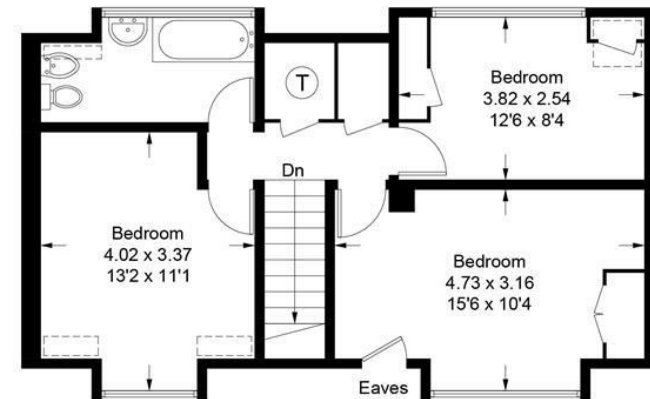


 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 149.8 sq m / 1612 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. (ID1118817)
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