



8 Burrows Close, Great Bookham, Surrey, KT23 3HB

Asking Price £695,000





- SPACIOUS 4 BED SEMI DETACHED HOUSE
- KITCHEN DINING ROOM
- MODERN FAMILY BATHROOM
- DRIVEWAY PARKING & TANDEM GARAGE
- WALKING DISTANCE TO BOOKHAM STATION
- SUPERB CUL-DE-SAC LOCATION
- DUAL ASPECT SITTING ROOM
- 75' REAR GARDEN
- HOWARD OF EFFINGHAM CATCHMENT AREA
- JUST UNDER 1 MILE TO BOOKHAM HIGH STREET



## Description

Nestled in a tranquil cul-de-sac, this charming semi-detached house offers a delightful family home. With four good sized bedrooms and a generous garden this property is perfect for those seeking space and comfort.

As you open the front door you are welcomed into a bright entrance hall with a downstairs cloakroom and understairs storage cupboard. The dual aspect sitting room features a log burning stove, a door out to the garden and provides a bright and airy atmosphere, ideal for both relaxation and entertaining guests.

There is a well-appointed kitchen with plenty of storage cupboards and a wide opening to the triple aspect dining area, overlooking the rear garden.

On the first floor there is a bright landing with access to the loft space. There are four bedrooms and a modern family bathroom.

To the front of the property there is driveway parking for several vehicles leading to the tandem length garage. The garage features an up and over door, power and light. The rear section of the garage has been partitioned off and is currently used as a store/ study area.

Gated side access opens to an undercover passageway which leads to the rear garden. The superb garden measures some 75' and features a patio, lawn and a vegetable garden, perfect for those with a green thumb.

## Situation

Ideally located in a quiet cul-de-sac location within walking distance of the station and Bookham common and just under 1 mile to Bookham High Street.

There is a wealth of open countryside, much of which is in the green belt and owned by the National Trust. There are a number of excellent local schools both private and state funded. Nearby are the independent schools of Cranmore, Manor House, St Teresa's and St John's, whilst State schools include Eastwick, The Great Bookham School and Polesden Lacey. The property is within the catchment area of the sought after Howard of Effingham School.

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the leisure centre at Fetcham Grove and a wide range of golf clubs including Effingham, Tyrells Wood and the RAC.

The A3 and junction 9 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports.

**Tenure**

**EPC**

**Council Tax Band**

Freehold

D

F



Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft  
 Outbuildings = 26.6 sq m / 286 sq ft  
 Total = 125.7 sq m / 1353 sq ft  
 (Including Garage)



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. (ID1176363)