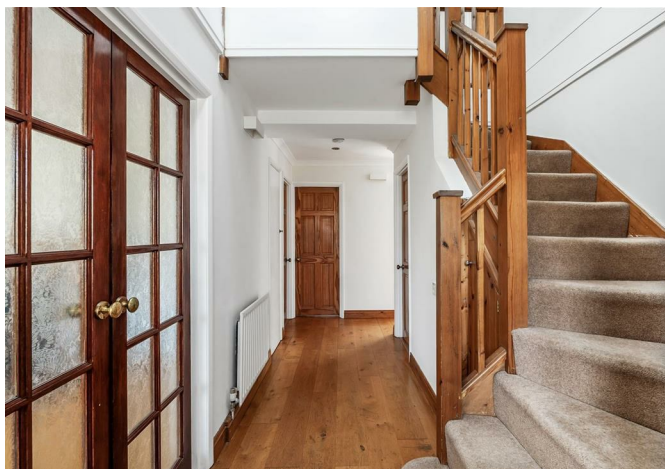




39 The Garstons, Great Bookham, Surrey, KT23 3DT

Asking Price £735,000





- FOUR BEDROOM CHALET STYLE HOME
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- TWO SEPARATE RECEPTION ROOMS
- DELIGHTFUL GARDEN
- FLEXIBLE ACCOMMODATION
- DOWNSTAIRS SHOWER ROOM/W.C
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY AND GARAGE
- NO ON-GOING CHAIN



## Description

Located within walking distance of excellent village primary and secondary schools is this well proportioned four bedroom detached chalet style home, offering flexible accommodation, including a kitchen/breakfast room, two separate reception rooms and garage. Conveniently the property is offered with no on-going chain.

The front door opens on to the entrance hall, with oak laminate flooring, understairs storage and cloaks cupboard. The kitchen/breakfast room features a good range of storage cupboards and appliances with further room for a breakfast table. The sitting room benefits from an open fireplace with oak surround and a relaxed seating area. The dining room provides ample space for a table and chairs. Two ground floor bedrooms also feature and are served by a shower room/w.c.

On the first floor the principal bedroom benefits from a dressing room and en-suite shower room. A further good sized bedroom and bathroom also feature.

Outside the property offers driveway parking and a garage. To the rear is a pleasant garden with lawn and patio.

## Situation

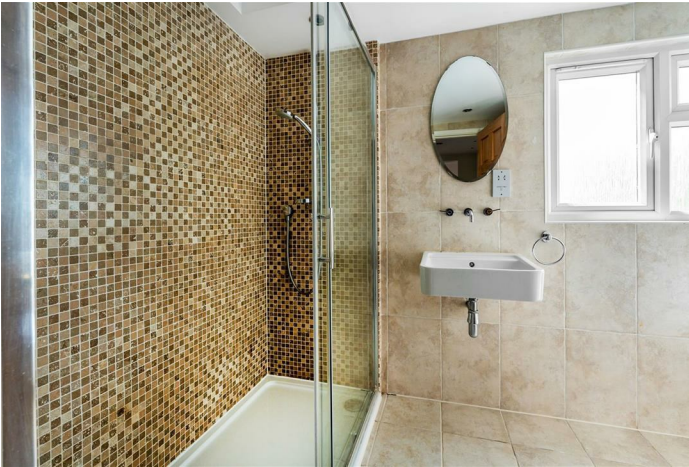
The property is easily within walking distance of Bookham shops and amenities which include two bakers, butchers, fishmonger, greengrocer, two local supermarkets and coffee shops to choose from. There is also a library, doctors and dental surgeries close to hand.

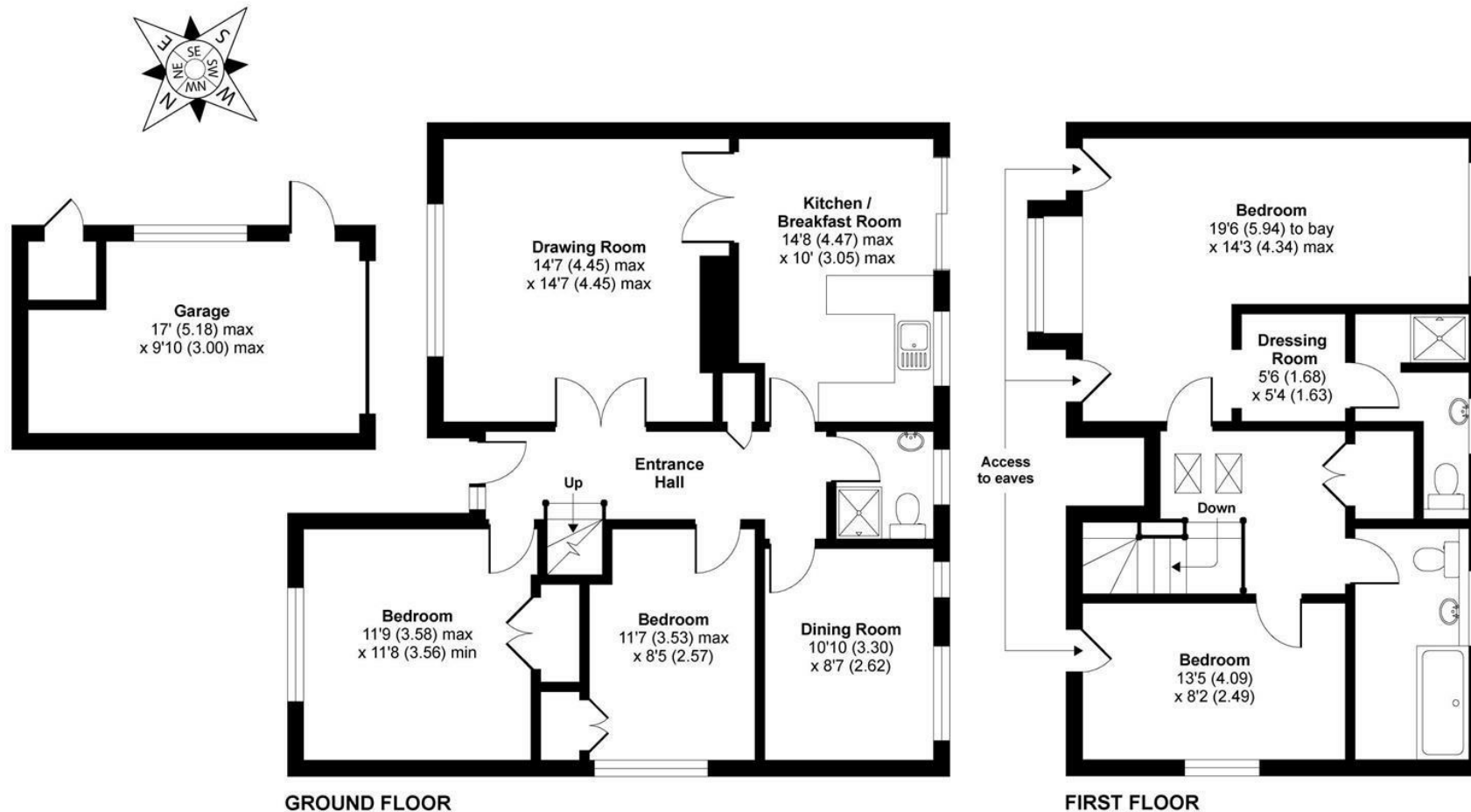
The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded.

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.

NB We are required under the Estate Agents Act 1979 and the provisions of the Information Regulations 1991 to point out that the client we are acting for in the sale of this property is a 'connected person' as defined by that Act.

Tenure	Freehold
EPC	E
Council Tax Band	F





## The Garstons, Bookham, Leatherhead, Surrey, KT23

APPROX. GROSS INTERNAL FLOOR AREA 1649 SQ FT 153.2 SQ METRES (INCLUDES DETACHED GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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43 High Street, Bookham, Surrey, KT23 4AD

Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

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