



9 Longmeadow, Little Bookham, Surrey, KT23 3AL

Price Guide £570,000



- 3 BEDROOM SEMI DETACHED HOUSE
- CUL-DE-SAC LOCATION
- SOUTHERLY 145 FT GARDEN
- SOLAR PANELS
- WALKING DISTANCE TO BOOKHAM STATION & COMMON
- SCOPE TO EXTEND (STPP)
- DUAL ASPECT SITTING DINING ROOM
- DRIVEWAY PARKING & DETACHED GARAGE
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- NO ONWARD CHAIN

Description

This delightful three bedroom semi-detached house offers scope for enlargement (subject to the usual consents), a super 145' south backing garden and is situated at the end of a peaceful cul-de-sac where you can enjoy a tranquil environment while still being close to local amenities.

As you walk through the front door you are welcomed into a spacious entrance hall with understairs storage. There is a bright and spacious dual aspect sitting dining room with a gas coal effect burner and patio doors to outside. The kitchen features a range of units, a built in larder cupboard and a door to outside.

On the first floor are three generous sized bedrooms, two of which benefit from wardrobes, and a family bathroom with a separate wc. There is a good sized loft space which benefits from a pull down ladder, boarding, Velux window and a light.

To the front of the property is driveway parking with double gated access leading to the detached garage. The rear garden is a particular feature of the property. It backs in a Southerly direction and extends approximately 145' in length. The mature garden provides a wonderful outdoor space for relaxation, gardening, or play.

Situation

Located within walking distance to the picturesque Bookham Common, residents can easily access beautiful walking trails and natural scenery, perfect for leisurely strolls or family outings.

Bookham Village is within easy reach and offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen.

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. There are also two nearby stations available; Bookham Station is within walking distance (14 minutes) .

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School and is convenient for Manor House Girls School, The Great Bookham School and Eastwick Schools nearby.

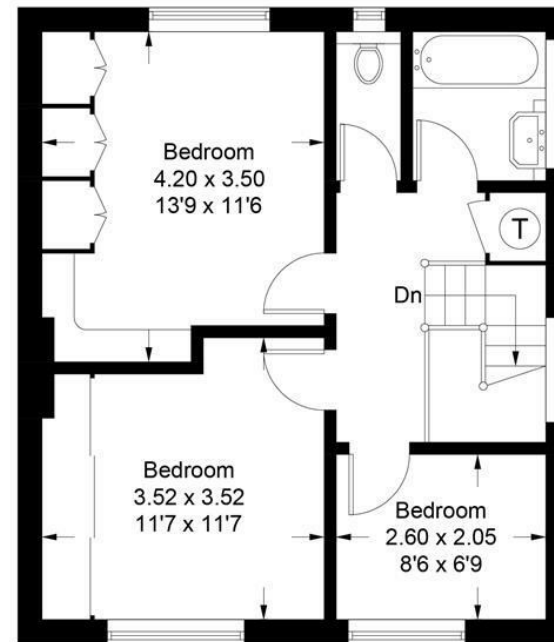
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|------------------|----------|
| Tenure | Freehold |
| EPC | C |
| Council Tax Band | E |



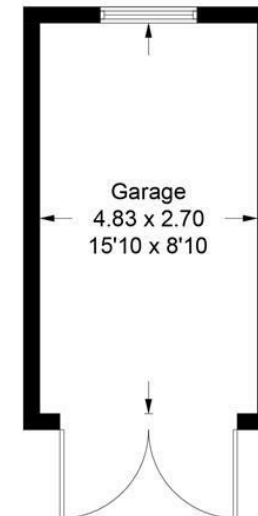
Approximate Gross Internal Area = 91.1 sq m / 981 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 104.2 sq m / 1122 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1191545)