



32 The Lorne, Great Bookham, Surrey, KT23 4JZ

Price Guide £800,000





- EXTENDED DETACHED FAMILY HOUSE
- CUL-DE-SAC LOCATION
- 3 RECEPTION ROOMS
- DRIVEWAY PARKING & GARAGE
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- IN NEED OF MODERNISATION
- 4 BEDROOMS, 2 BATHROOMS
- SECLUDED REAR GARDEN
- WALKING DISTANCE TO BOOKHAM SHOPS
- NO ONWARD CHAIN



## Description

This detached family home is situated in a cul-de-sac location and has been extended to offer four well-proportioned bedrooms and three generous reception rooms; that provide ample space for both relaxation and entertaining. While the property is in need of modernisation, it offers a blank canvas for buyers to create their dream home, tailored to their personal tastes and preferences.

As you open the front door you are welcomed into the entrance hall with a downstairs cloakroom and understairs storage cupboard. The kitchen is fitted with a range of units and a door to outside. There is a study to the front of the property while to the rear are two generous sized reception rooms overlooking the rear garden.

On the first floor there is a large storage cupboard and access to the loft space. The principal bedroom features wardrobes and an en-suite wet room. There are three further good sized bedrooms and a family bathroom.

To the front of the property are two separate driveways, one leading to the single garage. Gated side access leads to the secluded rear garden. The garden is a particular feature of property with mature trees and borders, an approx. length of 67' and two garden sheds.



## Situation

The property is situated in a popular residential road just 5 minutes' walk to Bookham High Street. The village offers a wide range of shops and amenities including two bakers, butcher, fishmongers, greengrocers, post office, supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area is well catered for with highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

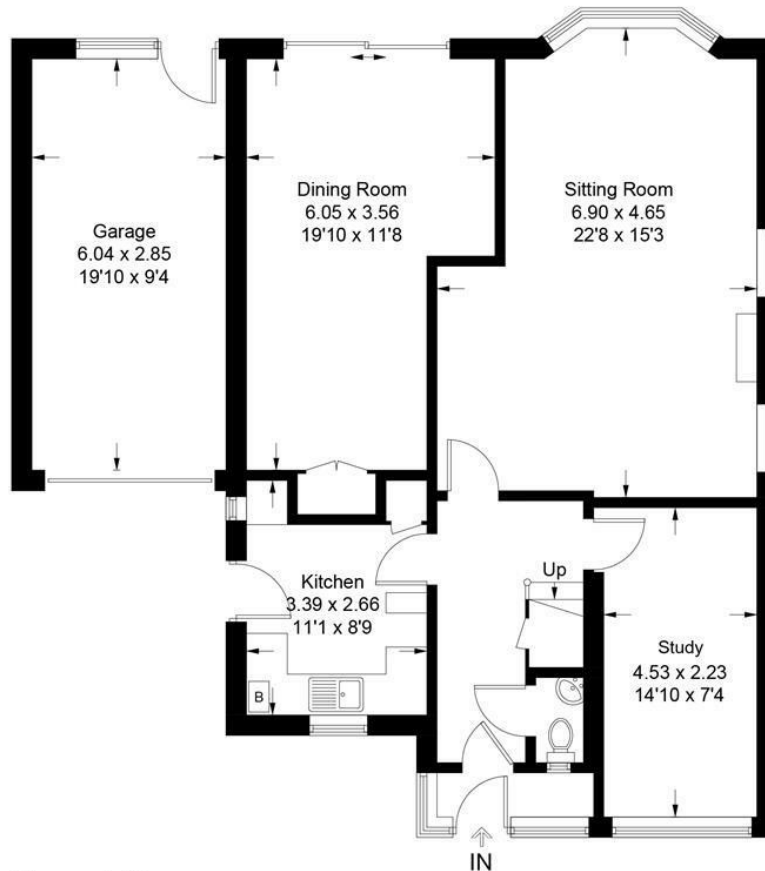
A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

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, Leatherhead are available from Bookham Station.

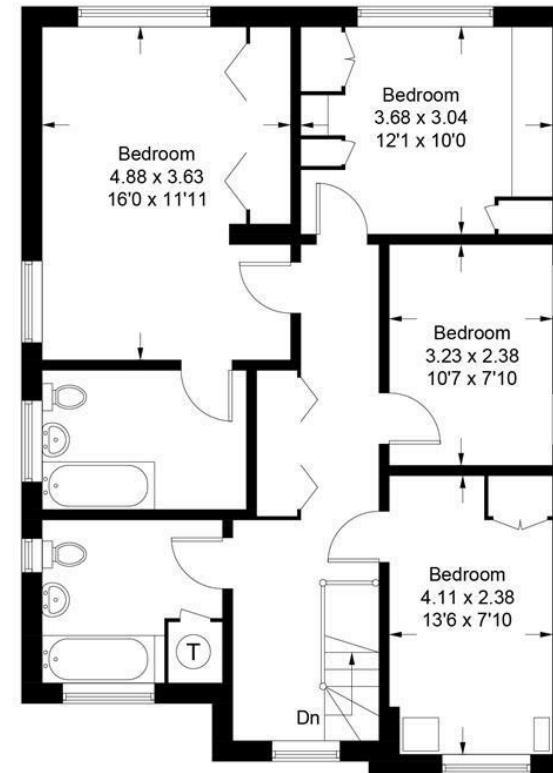
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 157.8 sq m / 1698 sq ft  
 Garage = 17.4 sq m / 187 sq ft  
 Total = 175.2 sq m / 1885 sq ft



**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. (ID1192709)