



 **patrick**
gardner
RESIDENTIAL

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

Asking Price £699,950



- FOUR BEDROOM DETACHED HOUSE
- QUIET CUL-DE-SAC LOCATION
- EASY REACH OF EXCELLENT SCHOOLS
- FITTED KITCHEN
- GARAGE & UTILITY ROOM
- POTENTIAL TO EXTEND (STPP)
- WALK TO STATION AND LOCAL SHOPS
- TWO RECEPTION ROOMS
- SHOWER ROOM & W.C
- AMPLE DRIVEWAY PARKING

Description

This warm and welcoming four bedroom family home is situated in a popular cul-de-sac location within easy reach of Bookham station, The Howard of Effingham School and acres of National Trust land on Bookham Common.

The property offer a contemporary 'light and airy feel which includes:- An entrance hall which leads through to a relaxing sitting room overlooking the front. The kitchen offers a thoughtfully designed space including plenty of cupboard storage, worktops for preparation, space for integrated and freestanding appliances. Access leads onto the dining room with space for a table and chairs and further access onto the garden.

The first floor landing leads to four bedrooms which are served by a family bathroom suite.

Outside the property is approached by a driveway providing ample parking for a number of cars onto a garage. Gated side access leads to a utility room off the garage, with plumbing for laundry. The garden features a lawned area and patio.

Situation

Ideally located in a quiet cul-de-sac location within walking distance of the station with direct services to Waterloo and Guildford.

There is a wealth of open countryside, much of which is in the green belt and owned by the National Trust which includes Bookham Common, Polesden Lacey and Norbury Park.

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.

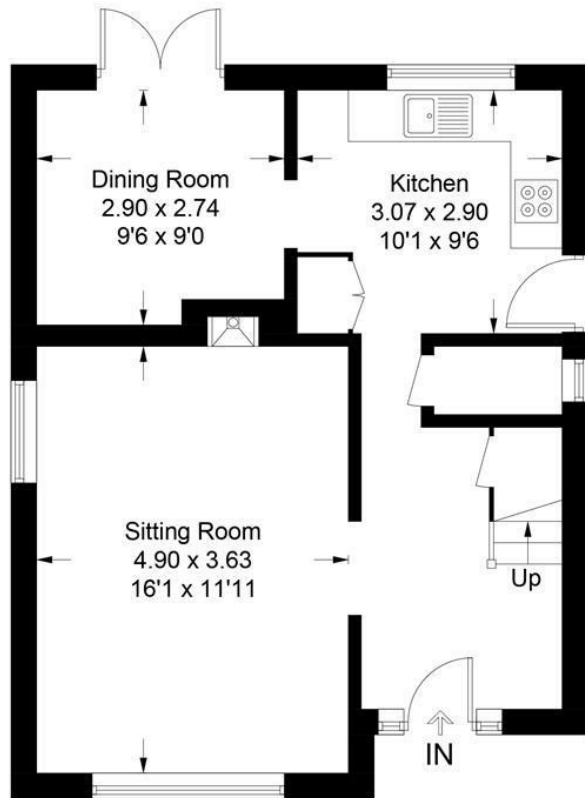
Recreational facilities include the private members Nuffield Health Club in central Leatherhead, the leisure centre at Fetcham Grove and a wide range of golf clubs including Effingham, Tyrells Wood and the RAC.

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

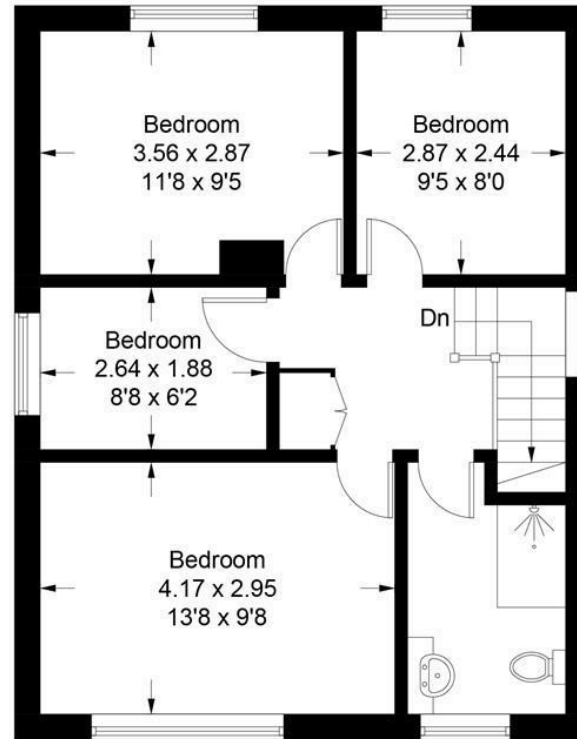
Tenure	Freehold
EPC	D
Council Tax Band	F



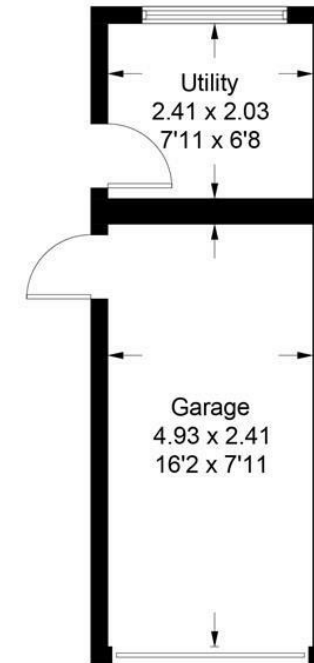
Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft
 Garage / Utility = 17.5 sq m / 188 sq ft
 Total = 114.5 sq m / 1232 sq ft



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. (ID1201018)

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