4 Norbury Way, Great Bookham, Surrey, KT23 4RY

Asking Price £775,000

- FOUR BEDROOM FAMILY HOME
- OUTSTANDING VIEWS OVER FARMLAND
- DOWNSTAIRS CLOAKROOM
- TANDEM GARAGE & DRIVEWAY PARKING
- EASY ACCESS FOR EXCELLENT SCHOOLS
- NO ON GOING CHAIN
- TWO RECEPTION ROOMS
- FITTED KITCHEN& UTILITY ROOM
- WALK TO NORBURY PARK
- CONVENIENT FOR LOCAL SHOPS

Description

Boasting outstanding views over open farmland and just a short walk to Norbury Park is this delightful link detached four bedroom family home. The property features two reception rooms, downstairs cloakroom, utility room and a tandem garage. Conveniently for the purchaser the property is offered with no on going chain.

The front door opens onto a useful enclosed entrance porch with a door onto the entrance hall with a handy cloakroom for guests. The sitting room overlooks the front of the property and leads onto the dining room for entertaining. The kitchen offers plenty of worktop space for preparation, integrated appliances and cupboard storage and is complimented by a utility room with plumbing for laundry.

On the first floor there are four bedrooms with the principal offering a shower cubicle and basin. Three further bedrooms are served by a family bathroom suite.

Outside the property is approached by a driveway and lawn which leads to a tandem garage and gated side access. The rear garden with a patio offers a tranquil space to enjoy the afternoon sun and features a lawn and mature shrubs.

Situation

Situated within walking distance of local village retailers which offer a wide variety to choose from, including a bakers, butchers, fishmonger, greengrocer, post office, supermarket and coffee shops. There is also a library, doctors and dental surgery.

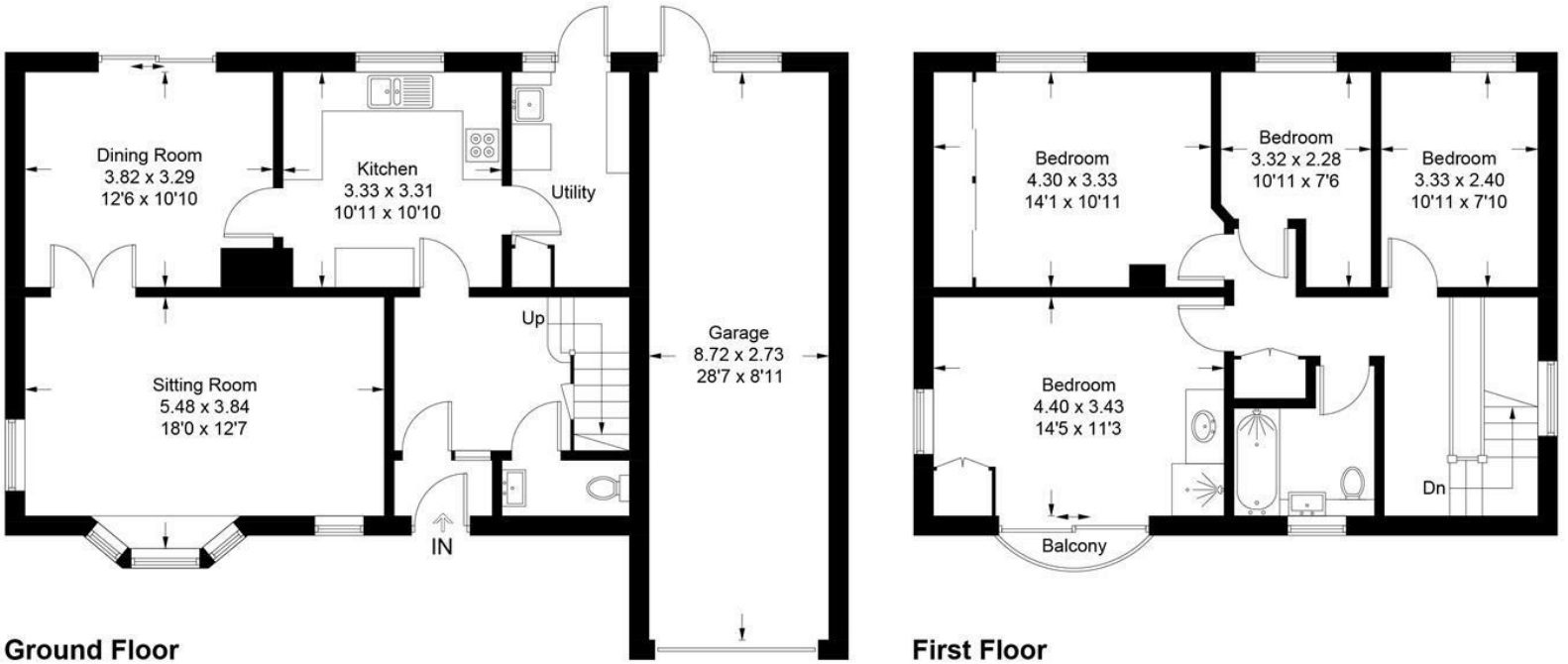
Within the locality there are a number of excellent local schools both private and state funded nearby, including The Great Bookham School, The Eastwick Schools and Howard of Effingham.

The property boasts an ideal location for country pursuits and is within a 5 minute walk of Norbury Park, the gateway to the Surrey Hills. Polesden Lacey and Bookham Common are also close to hand and are both about a five minute drive away.

Bookham station offers services to London Waterloo, Victoria and Guildford in the opposite direction.

Tenure	Freehold
EPC	D
Council Tax Band	G

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft
Garage = 23.8 sq m / 256 sq ft
Total = 151.3 sq m / 1628 sq ft



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. (ID1203247)

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