



11 Chilmans Drive, Great Bookham, Surrey, KT23 4BX

Asking Price £415,000



- TWO BEDROOM HOME
- CUL-DE-SAC LOCATION
- LOUNGE/DINING ROOM
- SHOWER ROOM
- PARKING & GARAGE

- WALK TO SHOPS AND AMENITIES
- FITTED KITCHEN
- CONSERVATORY
- SECLUDED REAR GARDEN
- NO ONWARD CHAIN

Description

Situated in a quiet cul-de-sac location and just a short walking of local village shops is this two bedroom house; ideal as a downsize or first time buy. The property features a secluded rear garden and its own garage.

As you walk through the front door you are welcomed in to the entrance hall with a door leading to the bright living room. Off the living room is a conservatory overlooking the garden. To the front of the property is a fitted kitchen.

On the first floor there is a linen cupboard, a good sized shower room and two bedrooms; with the principal bedroom benefiting from a range of built in wardrobes.

Outside there is a single garage, a parking space and a secluded rear garden with a patio and lawn. At the end of the garden is a gate which allows rear access.

Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butcher, 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. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School nearby.

The property is also within easy reach of acres of open Greenbelt including Norbury Park, Polesden Lacey and Bookham Common, ideal for country pursuits.

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

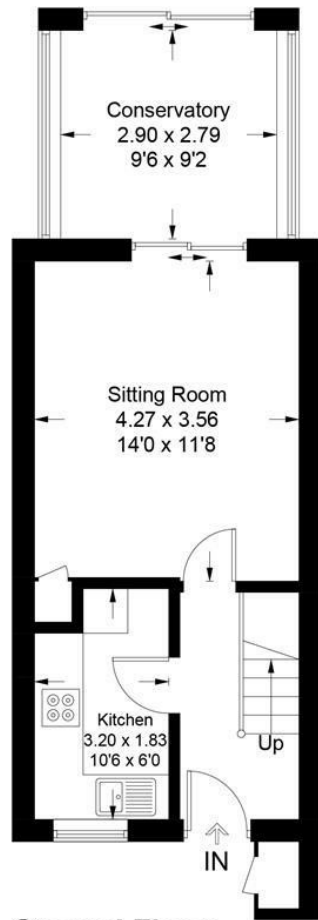
Tenure	Freehold
EPC	D
Council Tax Band	D
Heating	Electric only



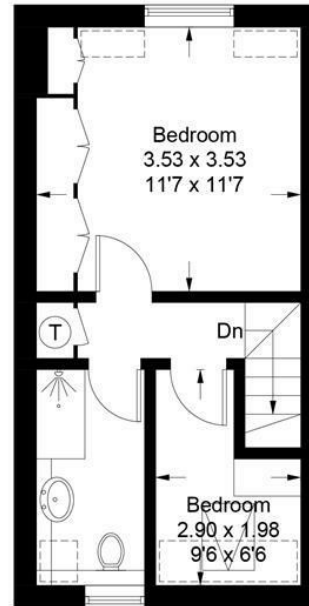
Approximate Gross Internal Area = 62.7 sq m / 675 sq ft
 Garage = 16.7 sq m / 180 sq ft
 Total = 79.4 sq m / 855 sq ft



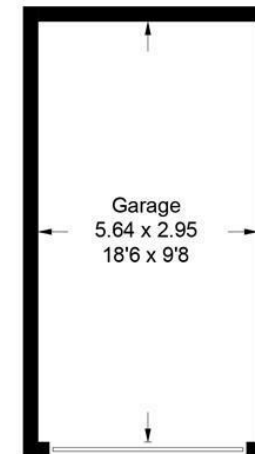
 = Reduced headroom below 1.5m / 5'0



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. (ID1219361)