



 **patrick
gardner**
RESIDENTIAL

3 Heathside Burnhams Road, Little Bookham, Surrey, KT23 3AX

Asking Price £565,000



- GROUND FLOOR TWO BED MAISONETTE
- TWO DOUBLE BEDROOMS
- GOOD SIZE LOUNGE/DINING ROOM
- TWO PARKING SPACES & VISITOR PARKING
- NO ON GOING CHAIN
- SUPERB PRIVATE GARDEN SPACE
- EN-SUITE TO PRINCIPLE BEDROOM
- THOUGHTFULLY DESIGNED KITCHEN
- WALK TO BOOKHAM STATION & COMMON
- LEASEHOLD

Description

Situated in this quiet idyllic backwater setting is this charming ground floor two double bedroom maisonette with its own stunning private garden and veranda with a sunny southerly aspect and covered parking. Conveniently for the purchaser the property is offered with no on-going chain.

The front door opens on to a handy vestibule for coats and shoes and leads to a welcoming reception hallway. The sitting/dining room makes a perfect space for entertaining guests with ample room for seating and double doors onto the veranda and a landscaped private garden. The kitchen offers a thoughtfully designed space with ample cupboard storage and integrated appliances.

The principle double bedroom features double doors which overlook the garden and boasts its own en-suite bathroom and cupboard storage. Guest bedroom 2 which is also double in size also benefits from fitted wardrobes, overlooks the garden and is served by a separate family bathroom suite.

The private grounds are a particular feature of the property and feature a lovely covered veranda to enjoy a sunny southerly aspect in front of a lawn area with shrub and perennial borders a woodland area and garden store. The property also features two parking spaces and further benefits from the use of visitor parking.



Situation

Tucked away on a tranquil private road this property is just a brief walk from Bookham station with direct trains to London Waterloo and Guildford. Close by lies the charming Bookham Common, owned by the National Trust, providing serene landscapes for Sunday strolls and ideal surroundings for dog walking, featuring open grasslands, majestic oak woodlands, and peaceful ponds.

The village itself is a thriving community, boasting a bustling high street with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a post office, library and doctors and dental surgeries.

Tenure	Leasehold
EPC	C
Council Tax Band	E
Lease	125 years from 01.01.2014 (114 years remaining)
Service Charge	£2,000 per annum
Ground Rent	£150 per annum
Ground Rent Review	increase of £150 every 33 years
Private Road Charge	approx £75 per annum

Approximate Gross Internal Area = 89.6 sq m / 964 sq ft
Shed = 7.5 sq m / 81 sq ft
Total = 97.1 sq m / 1045 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. (ID1228127)
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