



6 Timber Close, Great Bookham, Surrey, KT23 4QL

Price Guide £749,950





- DETACHED HOUSE
- SITTING / DINING ROOM
- WESTERLY BACKING GARDEN
- DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- 4 BEDROOMS
- 2 BATHROOMS AND WC
- POLESDEN LACEY PATIO VIEW
- DOUBLE GARAGE
- 0.6 MILES TO BOOKHAM HIGH STREET



## Description

This well presented detached house is ideally situated in a peaceful cul-de-sac and features four bedrooms and a double garage.

As you walk through the front door you are welcomed into a bright entrance hall with a cloakroom and understairs storage. Off the entrance hall there is a good sized dual aspect sitting dining room with feature fireplace and sliding doors leading to the rear garden. The kitchen is fitted with built in appliances and a range of units and a side door with access to the garden.

On the first floor there are four bedrooms. The principal bedroom has built in wardrobes and an en-suite. Of the 3 further bedrooms, 2 have built in storage and are serviced by a family bathroom with a bath and freestanding shower.

To the front of the property is driveway parking for several cars leading to the double garage. Gated side access leads to the rear garden with a patio adjoining the rear of the property and a step down to the lawn. There is a large storage shed as well. The garden has a Westerly aspect with a green outlook and views of Polesden Lacey from the patio.



## Situation

Situated in a quiet cul-de-sac on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

The village offers a wide range of shops and amenities including a baker, a butchers, a greengrocer, a post office, a local supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St. Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

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.

**Tenure**

Freehold

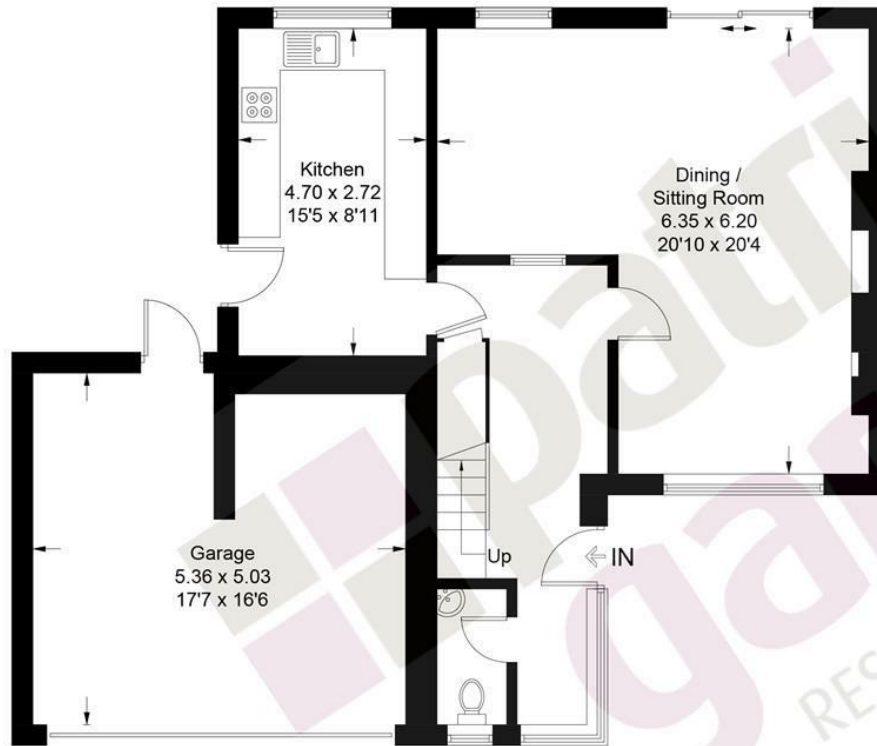
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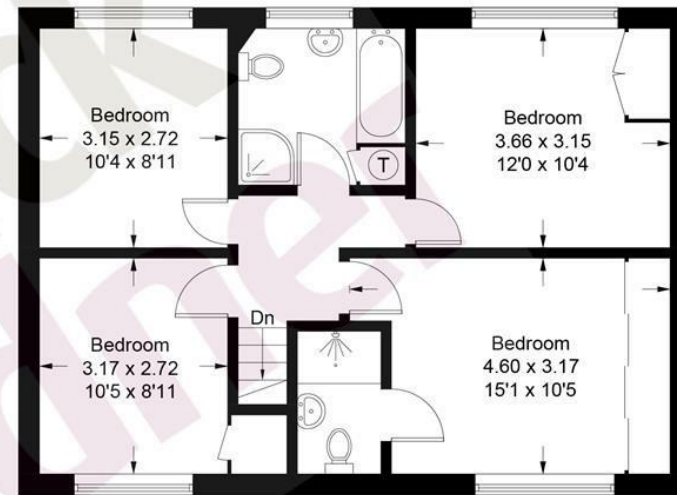
**Council Tax Band**

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Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft  
 Garage = 26.3 sq m / 283 sq ft  
 Total = 145.5 sq m / 1566 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. (ID1236311)  
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