



49 Durleston Park Drive, Great Bookham, Surrey, KT23 4AJ

Asking Price £875,000



- SUPERB DETACHED FOUR BEDROOM HOME
- NO ON-GOING CHAIN
- CONVENIENT FOR SHOPS & AMENITIES
- TWO SEPARATE RECEPTION ROOMS
- DOUBLE GARAGE
- CUL-DE-SAC LOCATION
- EASY REACH OF EXCELLENT LOCAL SCHOOLS
- PRINCIPAL BEDROOM WITH EN-SUITE
- FITTED KITCHEN
- DELIGHTFUL LANDSCAPED REAR GARDEN

Description

Forming part of a sought after cul-de-sac location, convenient for local village schools and shops nearby, is this superb four bedroom family home offered for sale with no on-going chain, benefitting from an en-suite to the principle bedroom, superb kitchen, upstairs study and a double garage.

The front door opens on to a welcoming entrance hall with a handy cloakroom for guests. The sitting room offers a relaxed space to entertain along with a separate dining room. The kitchen features granite worktops, plenty of cupboard storage and a good range of appliances for the cook and a breakfast bar along with a door to the garage and side access.

The first floor landing has access to the roof space and an airing cupboard. The principle bedroom benefits from fitted wardrobes and an en-suite shower room. Three further good size bedrooms are served by a family bathroom suite. Off bedroom four is a balcony and a useful study/hobbies room with velux window.

Outside the property is approached by a driveway leading to an integral double garage. Gated side access leads onto a pleasant landscaped garden laid to lawn with mature shrubs.

Situation

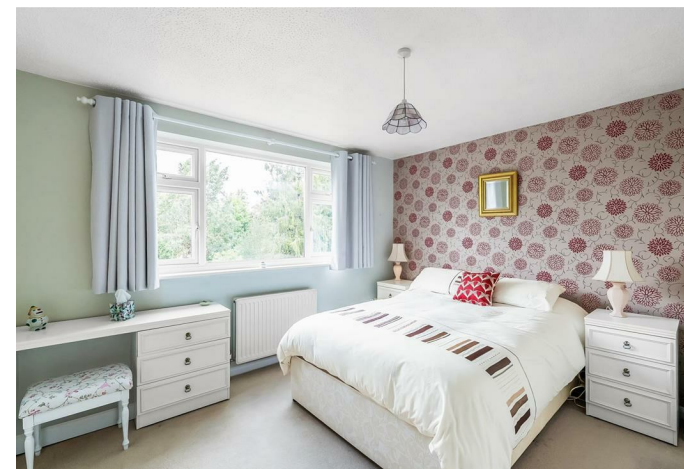
This property is situated in a popular residential road just over half a mile away from Bookham High Street. Bookham Village centre provides a diverse range of traditional shops, including a butchers, a family-run fishmonger's & greengrocer's, two small supermarkets and a post office. The area also provides four local pubs, a library, doctors and dental surgeries.

Bookham station is also close to hand with services to London Waterloo and Guildford in the opposite direction.

Within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Norbury Park and Denbies Wine Estate. Nearby 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

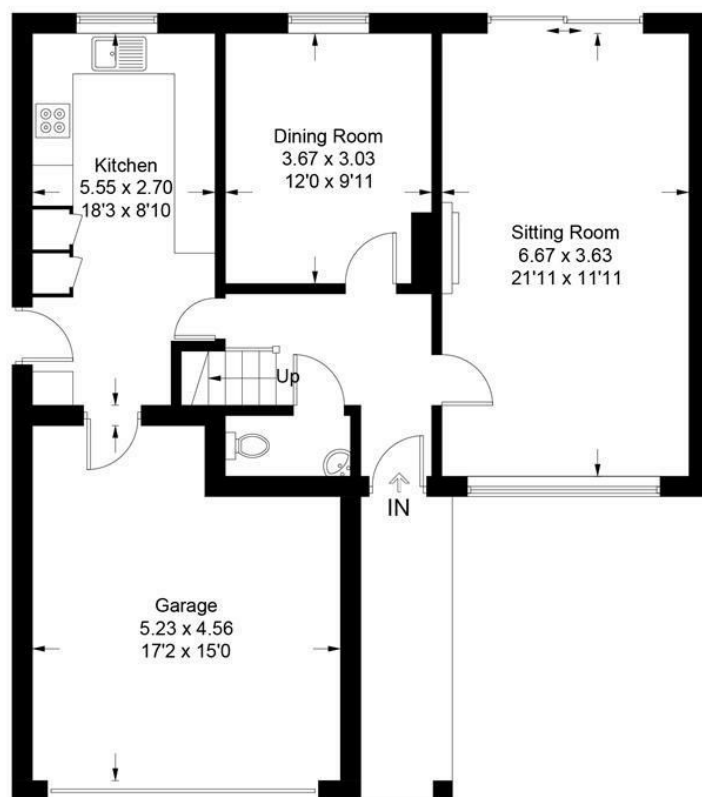
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

Tenure	Freehold
EPC	E
Council Tax Band	G

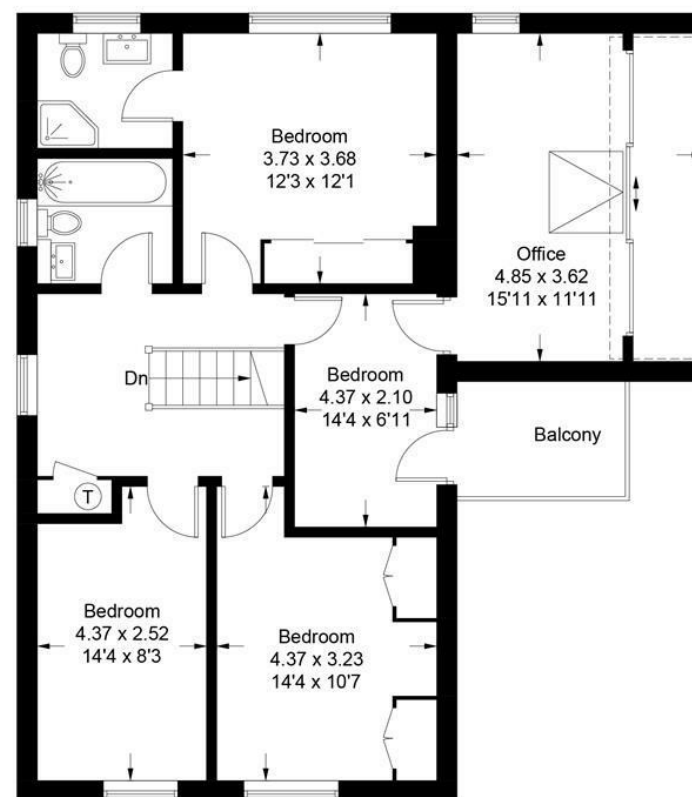


 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 169.3 sq m / 1822 sq ft
(Including Garage)



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. (ID1237516)

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