



Chartland Close Leatherhead Road, Great Bookham,
Leatherhead. KT23 4RR

Price Guide £650,000



- THREE BEDROOM SEMI-DETACHED HOUSE
- CLOAKROOM WITH UTILITY
- BEDROOM ONE WITH DRESSING AREA
- PRIVATE PARKING
- HIGH LEVELS OF INSULATION
- 23'1 KITCHEN/DINING ROOM
- FRENCH DOORS ONTO GARDEN
- LUXURY SPECIFICATION
- TWO BATHROOMS
- 10 YEAR BUILD ZONE WARRANTY

Description

LAST REMAINING three-bedroom semi-detached, fully refurbished house, featuring a spacious 23'1 open-plan kitchen/dining room. The contemporary kitchen, designed by Valmora, includes soft-close, handleless units, a sleek quartz work surface, textured porcelain tiled workstands, and top-of-the-line Bosch integrated appliances. An oak staircase with glass accents adds to the elegance, while French doors lead to a private terrace garden. A downstairs cloakroom with utility and a spacious living room with double doors can be found off the entrance hallway.

Upstairs, you'll find three spacious, carpeted bedrooms. The principal bedroom includes a stylish ensuite bathroom with a vanity unit, mirrored cabinet, and a dressing area. The main bathroom, serves bedrooms two and three.

This home also includes allocated private parking, an EV charging point, and a turfed rear garden with an Indian sandstone terrace. Exceptional energy efficiency is ensured with high insulation, solar panels and central heating.

Viewings are by appointment only.

Situation

Nestled in the heart of Surrey, Great Bookham is a charming village that effortlessly blends tradition with modern living. Surrounded by picturesque landscapes, including Bookham Common and Polesden Lacey, it offers a serene retreat with all the contemporary amenities you desire. The village boasts a vibrant high street with boutique shops, cosy cafes, and inviting restaurants.

Families will appreciate the excellent local schools, such as Howard of Effingham and Manor House School. The area also benefits from superb transport links, with easy access to Leatherhead, the M25, and regular train services to London Waterloo and Victoria.

For outdoor enthusiasts, the breathtaking scenery of Box Hill and the nearby Surrey Hills provides endless opportunities to explore and relax.

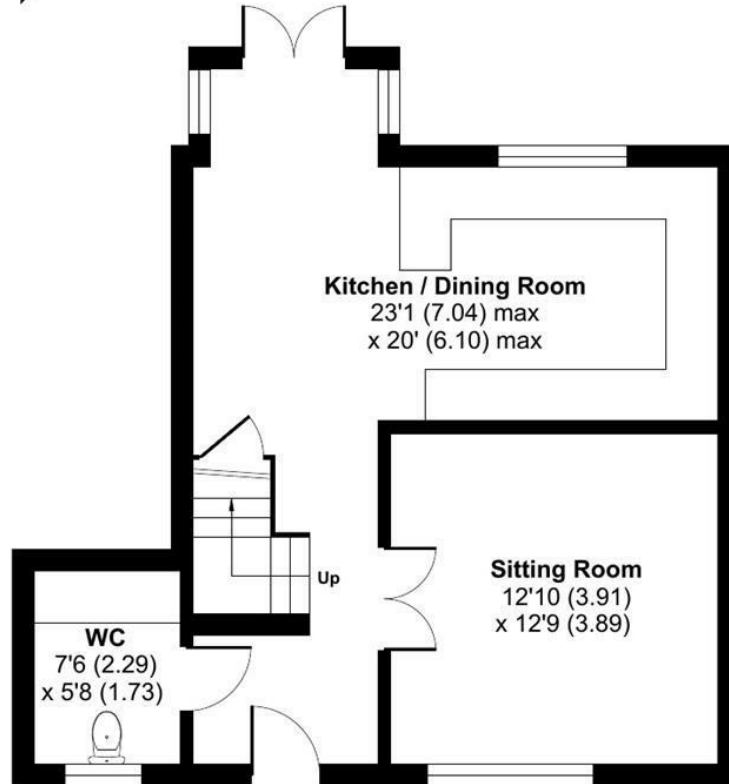
Tenure	Freehold
EPC	New Build
Council Tax Band	TBA
Estate Charge	TBA



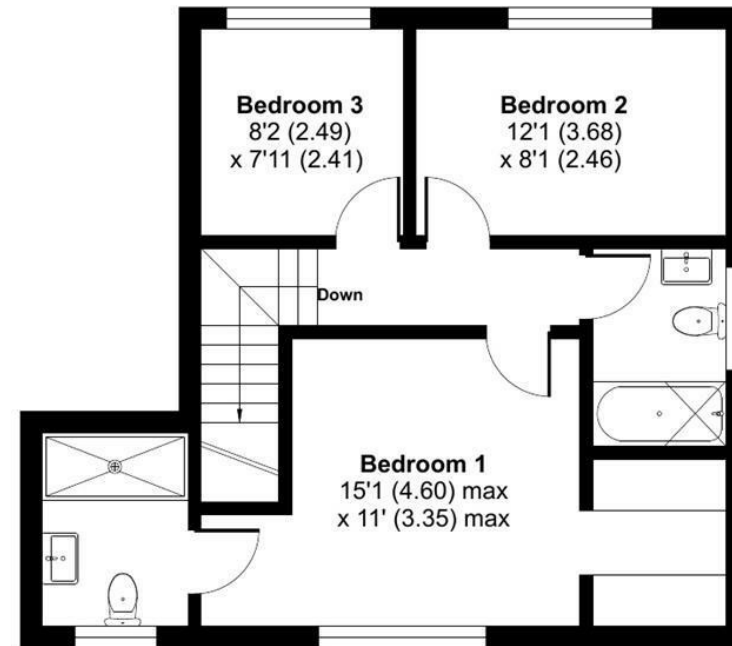
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Approximate Area = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



PLOT 10 - GROUND FLOOR



PLOT 10 - FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

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