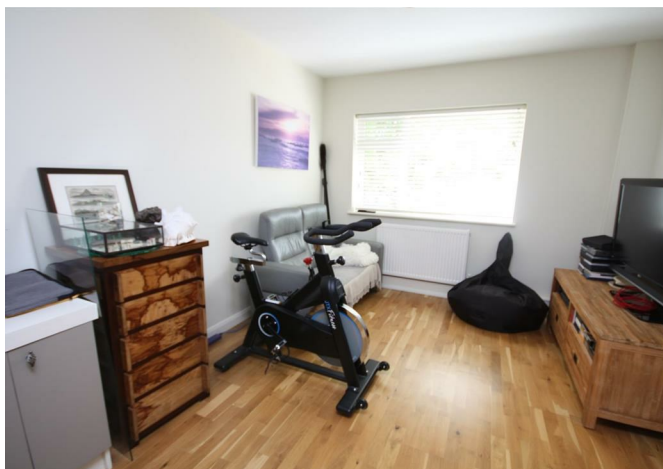




40 Howard Road, Great Bookham, Surrey, KT23 4PW

Price Guide £875,000



- NO ONWARD CHAIN
- EXTENDED & UPDATED
- FOUR BEDROOMS
- STUDY AREA
- REAR GARDEN OF APPROX 90' X 33'

- NEWLY REFURBISHED
- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- GARDEN CHALET WITH SHOWER ROOM
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS

Description

Situated on a popular road on the South side of Bookham, this four-bedroom detached chalet-style home combines versatile living space with a lovely secluded garden.

A generous entrance hallway opens into a flexible study area and leads to a ground floor double bedroom with en-suite shower room and fitted wardrobes. The heart of the home is an impressive open-plan kitchen, living and dining room, finished with fully integrated appliances and two sets of patio doors overlooking the garden. A separate utility room with side access adds to the practicality.

Upstairs, the principal bedroom provides a fabulous retreat with wardrobes and an en-suite bathroom. A further double bedroom with fitted wardrobes and vanity unit, a good-sized single with storage, a family shower room and airing cupboard complete the first floor.

Outside, the secluded rear garden offers a large patio for entertaining, a lawn, and a summer house at the far end complete with a shower room – a perfect escape for work, play or relaxation. To the front there is driveway parking.

Situation

Situated 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.

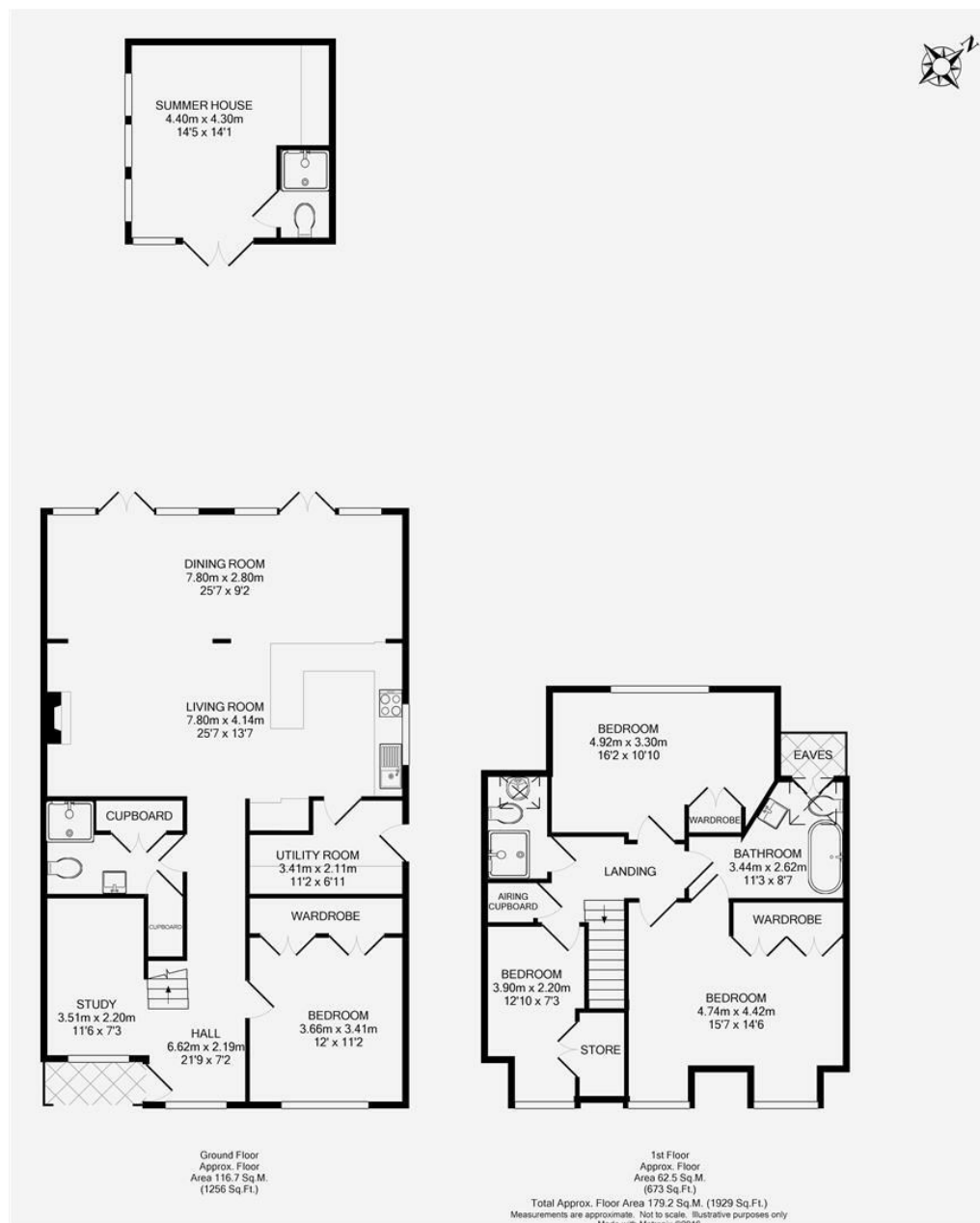
The village offers a wide range of shops and amenities including a baker, two butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, The 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.

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
EPC	C
Council Tax Band	E





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