



16 The Saddlery, Little Bookham, Surrey, KT23 4FG

Asking Price £699,950





- SUPERBLY PRESENTED 3 BED HOME
- QUIET CUL-DE-SAC LOCATION
- KITCHEN DINING ROOM
- PRIVATE GARDEN & COMMUNAL GARDEN
- WALKING DISTANCE TO THE HOWARD OF EFFINGHAM
- BUILT IN 2020
- GROUND FLOOR UNDERFLOOR HEATING
- FAMILY BATHROOM & ENSUITE
- 2 ALLOCATED PARKING SPACES
- 7 YEAR NHBC REMAINING

## Description

This well presented 3 bedroom family home was built in 2020 to a high specification and is situated in a small development within walking distance of the popular Howard of Effingham School.

As you walk through the front door you are welcomed into a bright entrance hall with a downstairs cloakroom and a utility cupboard with a washer dryer plumbed in. There is a lovely living room to the front of the property and a spacious kitchen dining room at the rear with bifold doors out to the garden. The kitchen is fitted with a range of units, Silestone worktops and integrated appliances including a dishwasher, fridge freezer, double oven and a five ring gas hob.

Stairs lead to the first floor landing with loft access; with a ladder, light and some boarding, and a linen cupboard housing the boiler. The principal bedroom benefits from built in wardrobes and an ensuite with a large walk in shower. There are two further bedrooms, one of which also has built in wardrobes, and a family bathroom.

Outside are two allocated parking spaces and a secluded rear garden with a patio, lawn, flowerbed borders and a garden shed with power and light. At the end of the garden is a gate which allows rear garden access. There is also a communal garden with open green space and a pond.

## Situation

The property is situated in a quiet residential road close to the main line station and miles of open countryside. Bookham Village offers a range of shops and amenities including a bakers, two butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and a delicatessen.

Leatherhead town centre offers more shops and restaurants and is approximately three miles away while Guildford, with its more comprehensive range of shops, restaurants, cafes and amenities, is just a 20 min drive away.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore, Polesden Lacey and RHS Wisley.

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. There are also two nearby stations available; Bookham Station is within walking distance (1 mile away) and Effingham Junction is just over 2 miles away.

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School.

**Tenure**

Freehold

**EPC**

B

**Council Tax Band**

E

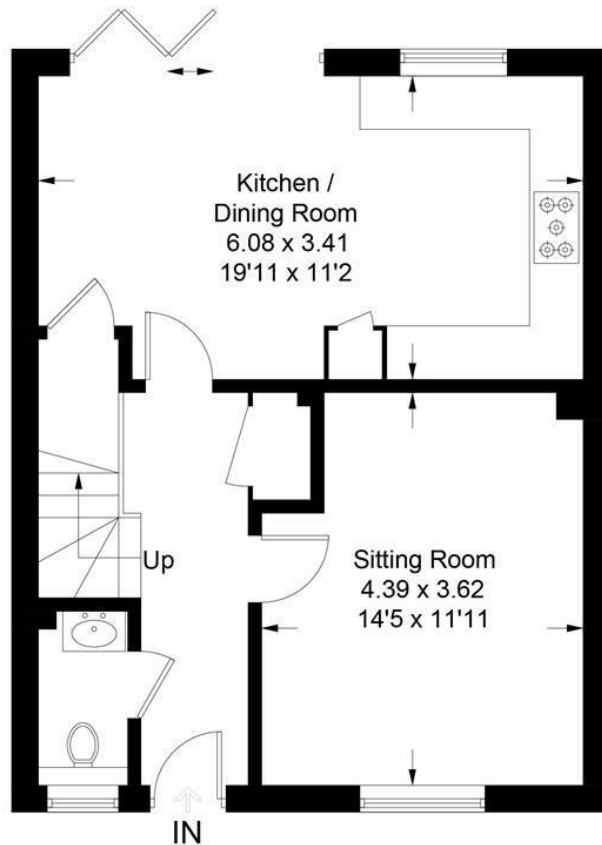
**Residents Association Charge**

Currently £400 per annum

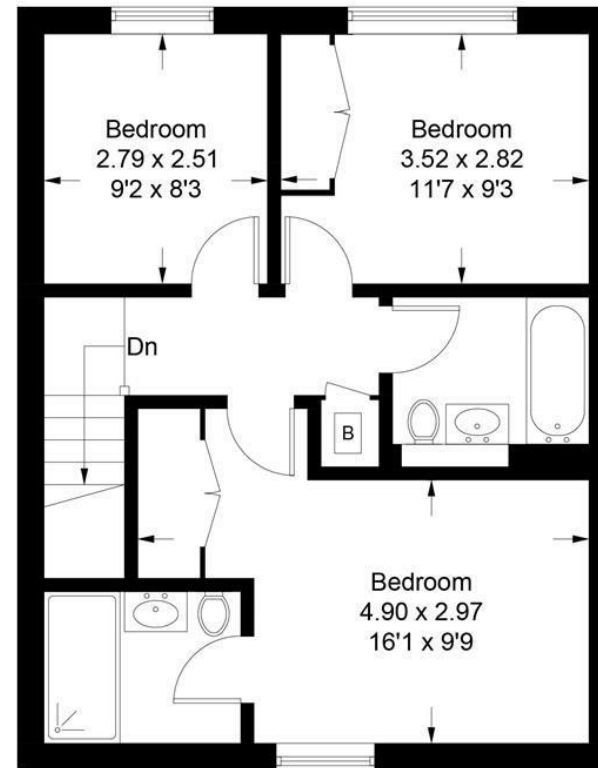




Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft



**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. (ID1016620)

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