



The Sheiling Links Way, Little Bookham, Surrey, KT23 4HQ

Price Guide £699,950



- PRIVATE ROAD LOCATION
- CONVENIENT FOR LOCAL SCHOOLS
- FOUR GOOD SIZED BEDROOMS
- DOUBLE ASPECT SITTING ROOM
- SHOWER ROOM SUITE

- FAVOURED CUL-DE-SAC
- CLOSE TO ACRES OF OPEN GREENBELT
- SUPERB FITTED KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- SOUTHERLY ASPECT REAR GARDEN

Description

Situated in a Private cul-de-sac is this thoughtfully modernised four bedroom detached family house conveniently located within easy reach of The Howard of Effingham School, local village retailers and acres of open greenbelt at Polesden Lacey.

The front door opens onto the entrance hall with a useful cloakroom off and neatly designed under stairs storage. The sitting room provides a 'light and airy' feel with ample space for a relaxed seating area and opens onto a recently modernised and remodelled kitchen/dining room offering a wealth of cupboard storage with integrated and freestanding appliances, a wine cooler and a breakfast bar. Ample space for a dining table is also available with doors opening onto the garden. A door leads to covered side access.

A rising staircase leads to the first floor landing with access to the roof space. Four good sized bedrooms feature and three bedrooms benefit fitted wardrobes. All are served by a shower room suite.

Outside the property is approached by lawn and hardstanding providing driveway parking. The rear garden offers a tranquil secluded space to enjoy al-fresco dining with a paved patio seating area and lawn.

Situation

The property is located in a private residential cul-de-sac just a few minutes walk of Effingham village shops which include a bakers, a butchers, a hardware store, a small convenience store and a hairdressers. The Howard of Effingham School and St Lawrence Primary are close to hand.

The National Trust owned Polesden Lacey is within walking distance and makes an ideal location for country pursuits.

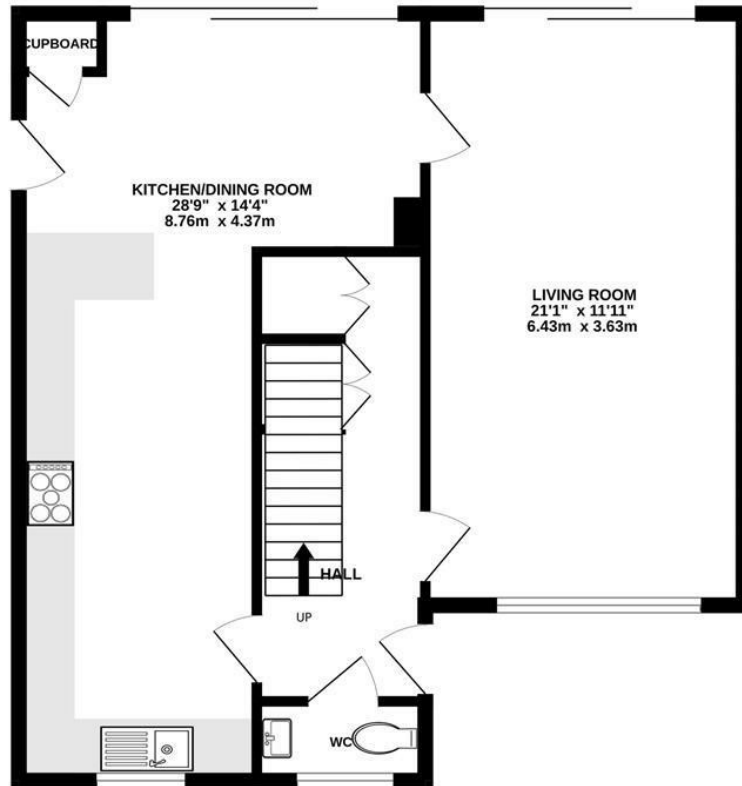
The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are four miles away and nine miles away respectively.

Further amenities include Effingham Golf Club, the popular Vineries Garden Centre and Norbury Park.

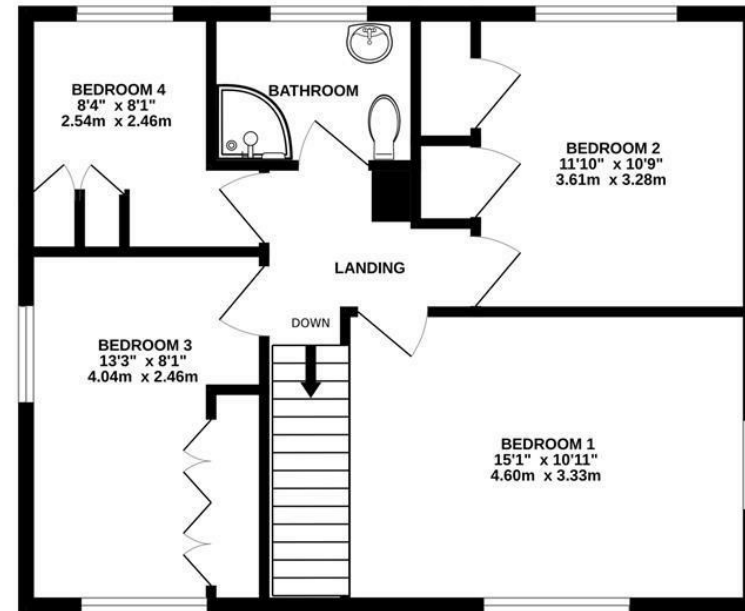
Tenure	Freehold
EPC	D
Council Tax Band	F
Residents Road Contribution	£40 per annum



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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