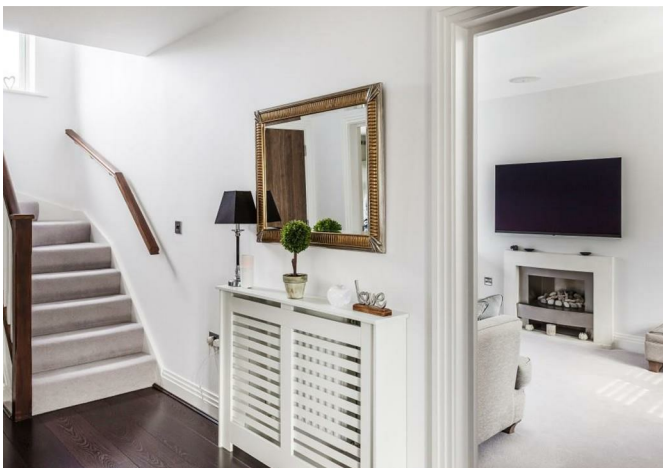




7 Beech Tree Close, Great Bookham, Surrey, KT23 4FB

Asking Price £995,000



- DETACHED 4 BED EXECUTIVE HOUSE
- SPACIOUS DOUBLE ASPECT LIVING ROOM
- KITCHEN BREAKFAST ROOM
- MASTER BEDROOM WITH EN-SUITE BATHROOM
- GARAGE & DRIVEWAY PARKING

- CUL-DE-SAC LOCATION
- DINING ROOM
- UTILITY ROOM & CLOAKROOM
- GARDEN
- NO ONWARD CHAIN

Description

This imposing four bedroom detached property, built by Shanley Homes in 2013, is presented in excellent order throughout and sits in a quiet cul-de-sac location. The property benefits from a corner plot offering a wider than average garden which extends to the side of the property.

The entrance hallway is a lovely space with under stairs storage, shoe cupboard, cloakroom and stairs to the first floor. The double aspect living room features a gas fire with surround and French doors to the rear garden. A separate dining room sits at the front of the property. The kitchen/ breakfast/family room is a large, bright area offering fully integrated appliances, granite work surfaces to the kitchen and French doors into the rear garden. There is a further utility room with door to the side of the property and to the double garage.

On the first floor the master bedroom has a full range of fitted wardrobes along with an en-suite bathroom. There are three further bedrooms on the first floor, two doubles with wardrobes and one generous single with a built in desk and a family bathroom.

To the front of the property the brick driveway leads to the garage and gated access leads to the rear garden. A patio adjoins both the rear and side of the property. The remained is laid to lawn with a convenient garden shed.

Situation

Located in a small cul-de-sac off the Leatherhead Road this is one of only 10 properties. Beech Tree Close is located just under a mile from Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, small supermarket and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, Effingham Golf along with miles of open un-spoilt countryside, much of which is in the green belt and owned by the National Trust, which is ideal for walking, riding and cycling.

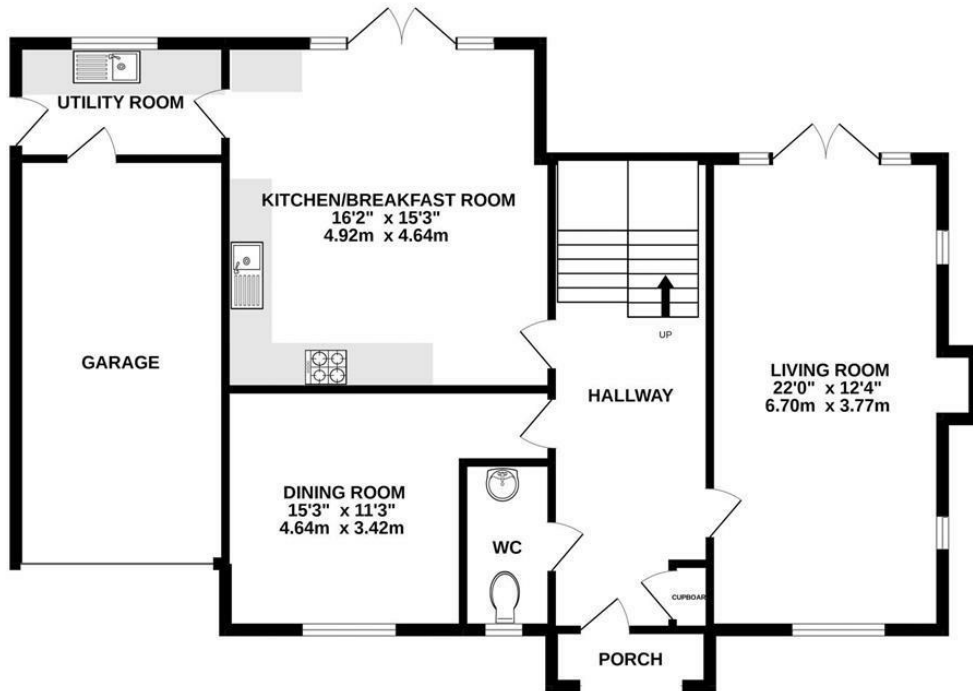
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School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

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 and only an hour and a half from the channel tunnel.

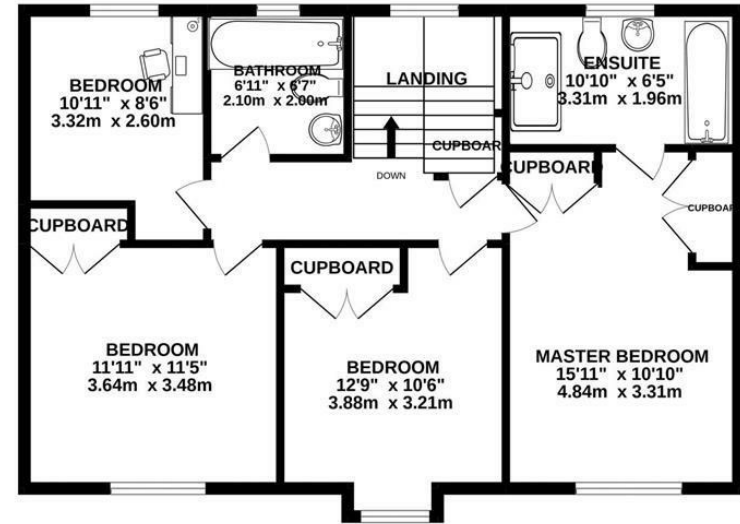
Tenure	Freehold
EPC	C
Council Tax Band	G
Residents Association Charge	£450 per annum



GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1825 sq.ft. (169.6 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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