



37 Merrylands Road, Great Bookham,
Surrey, KT23 3HP

£699,950 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street continue straight over the square about into Church Road taking the 4th turning on your left hand side into Barn Meadow Lane, following the road along until it bears round to your right hand side and it becomes Merrylands Road and number 37 can be found on your right hand side.

Local Authority

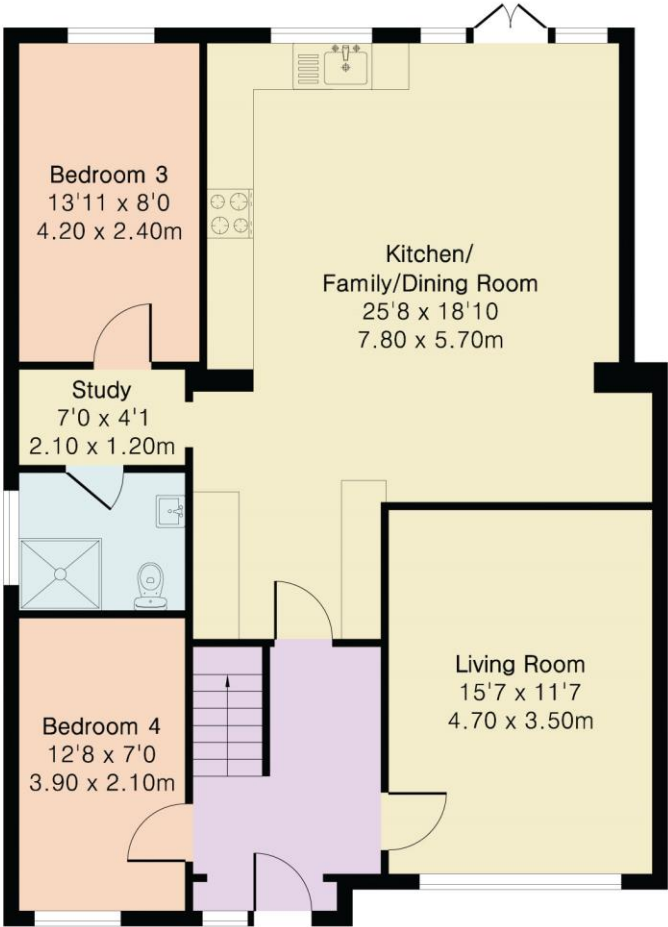
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



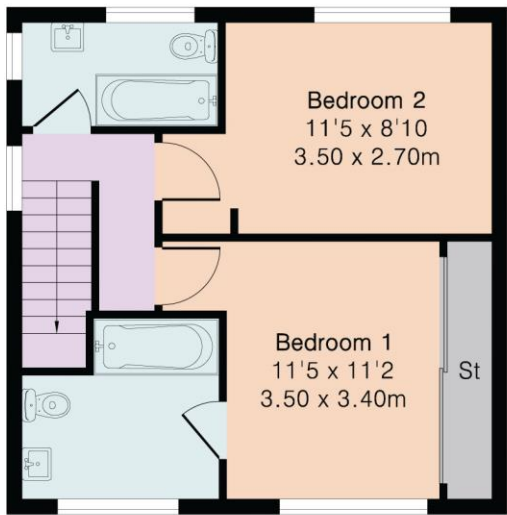
Approximate Gross Internal Area 1360 sq ft - 127 sq m

Ground Floor Area 954 sq ft – 89 sq m

First Floor Area 406 sq ft – 38 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**37 Merrylands Road, Bookham Surrey,
KT23 3HP**
An extremely well presented 4 bedroom semi detached home offering a good size rear garden situated within easy reach of Bookham Common and Train Station. NO ONWARD CHAIN

THE PROPERTY

Originally constructed in the 1950’s this popular style of family home has been extended and modernised enabling the property to now provide some flexibility of usage as well as a light, bright and contemporary feel. On the ground floor this consists of a shower room, 2 double bedrooms, a living room, and a separate study with the heart of the home to be found in the open plan kitchen/ family/dining room providing an excellent range of matching eye and base level units with space for a large dining table and double opening doors to the rear garden. To the first floor there are 2 double bedrooms and 2 bathrooms. The property itself is approached via its own block pavia driveway giving a good amount of off street parking for multiple cars. Side gated access then leads to the generous size rear garden which incorporates a wide paved sun terrace leading onto a good expanse of lawn screened by mature trees. In total the garden extends to 61ft x 32ft (18.5m x 9.7m).



SITUATION

The property is located in a popular residential road just over ½ mile from the Bookham village centre which offers an excellent range of local shops including 2 small supermarkets, doctors and dentist surgery, a post office and a number of other independent retailers. A convenience store is a 7 minute walk from the house, whilst both platforms of Bookham station can be walked to within 5 minutes providing a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 (Leatherhead), giving good access to both Gatwick and Heathrow airports. The village is surrounded by miles of open countryside, much of which is owned by the National Trust, in an area of Outstanding Natural Beauty. The house falls in the catchment areas of OFSTED rated ‘Outstanding’ primary and secondary schools, with many excellent choices both in the state and private sectors, including the well renowned Howard of Effingham secondary school.

