



70 Middlemead Road  
Great Bookham, Surrey KT23 3DD







For Sale via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000

Sitting Room - Dining Room - Breakfast Room - Kitchen/Living Room - 3 Bedrooms - Family bathroom - Guest Cloakroom - Covered Amenity Space - Workshop - Rear Garden with hardstanding - Off-street Parking for numerous vehicles







## 70 Middlemead Road

Great Bookham, Surrey

An excellent opportunity to purchase a 3 bedroom end of terrace home close to the heart of Great Bookham, and offered to the market with No Onward Chain.

Once across the threshold, the main accommodation is approached via the open plan living/dining room, which leads seamlessly to the open plan kitchen/conservatory, with a range of bi-fold doors leading out to the generous rear gardens.

Via French doors there is access to a covered brick built storage area, which in turn leads to the front parking. The ground floor accommodation is completed by a useful cloakroom.

On the first floor the family bathroom has been refitted with WC, wash hand basin and easy access shower, and the bedroom accommodation includes two well sized doubles and a single.

The rear gardens offer an opportunity for the provision of a working from home office or gym, with a hardstanding already laid and several sheds.

To the front of the house there is a large paved parking area for numerous vehicles, located beyond a pair of double opening 5 bar gates.

The property has been in the current ownership for over 20 years and now provides an excellent "blank canvas" for the new owner to make their own mark, either within the existing property outline or by extending (subject to the usual consents).

Location: Great Bookham is a popular location for both the commuter and family, with excellent access to open countryside, local shops and a train service to London (Waterloo).

Viewings strictly by appointment only





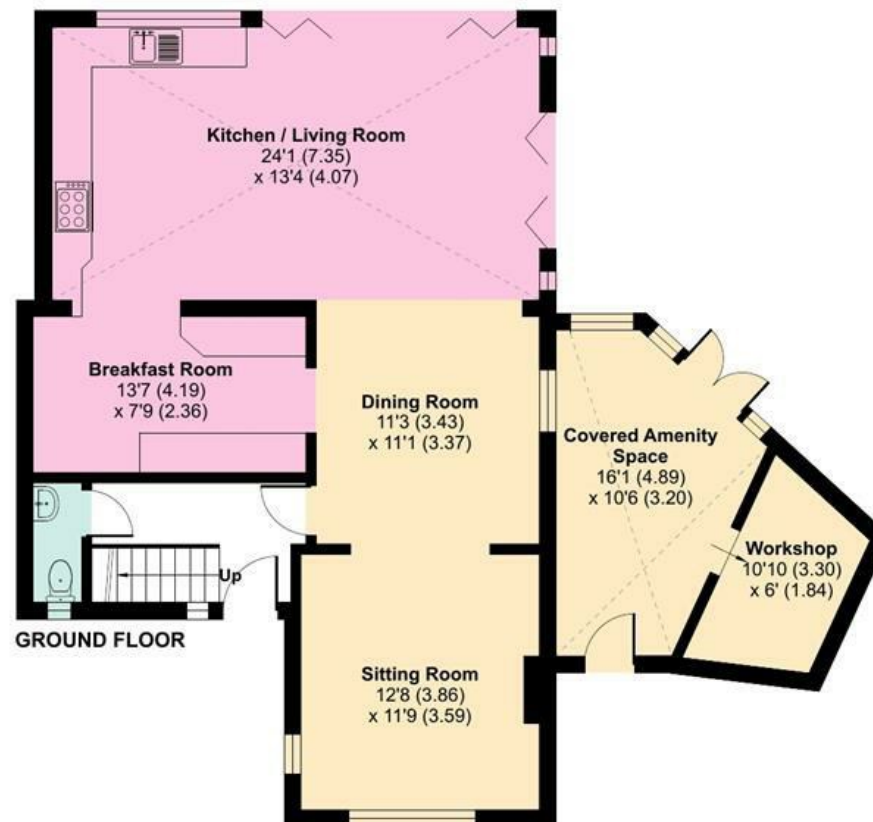


Approximate Area = 1296 sq ft / 120.4 sq m

Outbuilding = 187 sq ft / 17.3 sq m

Total = 1483 sq ft / 137.7 sq m

For identification only - Not to scale







## DIRECTIONS

From our office in East Horsley, proceed under the railway bridge into Ockham Road North, turning left at the crossroads into The Drift. Continue to the end, turning left onto Forest Road. At the next crossroads, turn right into Howard Road and continue into Effingham Common Road to Effingham, Village. At the mini roundabout turn left into Lower Road and follow the road for approx. 1 miles, where the turn for Middlemead Road will be found on the left hand side. As the road bends to the left, No. 70 will be found on the right hand side. //began.ends.zeal

**Horsley Office** | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141  
**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
 E|enquiries@willsandsmerdon.co.uk W|willsandsmerdon.co.uk



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64 68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

