41 Merrylands Road, Bookham, Surrey KT23 3HP

£650,000 Freehold

Directions

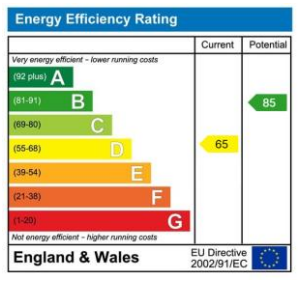
From our office in Great Bookham proceed to the bottom of the high street, continue straight over the squareabout into Church road taking the 4th turning on your left hand side into Barn Meadow lane, following the road along until it bears round to your right hand side and it becomes Merrylands road and number 41 can be found on the right hand side.

Local Authority

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

Approximate Gross Internal Area 1135 sq ft - 105 sq m
Ground Floor Area 711 sq ft – 66 sq m
First Floor Area 424 sq ft – 39 sq m

Ground Floor First Floor



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 7.26.4287

www.henshaws.net

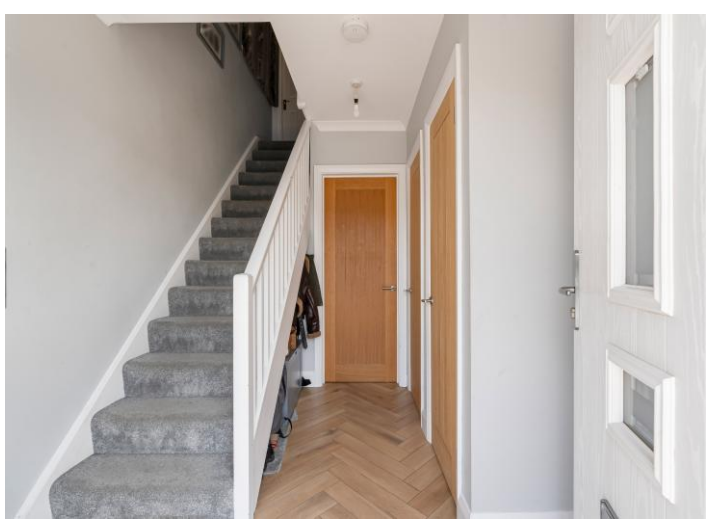
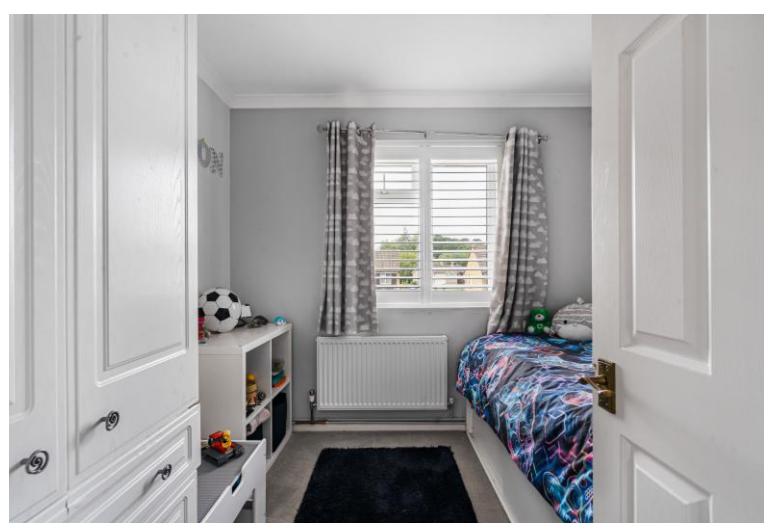
Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. 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.

41 Merrylands Road, Bookham KT23 3HP

A delightful 3 bedroom semi-detached home offering an excellent size rear garden situated within easy reach of Bookham Common and Train Station.

THE PROPERTY

Originally constructed in the 1950's this popular style of home has in recent years undergone an extensive programme of modernisation, reconfiguration and enlargement enabling the property to now benefit from an extremely light, bright and contemporary feel. Currently this consists of a welcoming entrance hall with 2 useful built in cupboards leading through to a generous size inner hallway incorporating a modern ground floor shower room. From the inner hallway a doorway then leads through to the heart of the home which is the fabulous open plan kitchen/dining/family room with the former offering an excellent range of matching eye and base level units together with ample granite work surfaces, a breakfast bar and bi folding doors opening out onto the rear garden. The separate lounge is also of good size providing a central feature fireplace with stone mantel above. To the first floor there are 3 bedrooms, a family bathroom and a separate WC. The property itself is approached via its own driveway with some off street parking and side gated access then leads to the delightful rear garden which incorporates a wide paved sun terrace ideal for alfresco dining opening out onto an excellent expanse of lawn screened by mature trees and hedging. In total the garden extends to 86ft x 32ft (26m x 9.7m).

SITUATION

The property is located in a popular residential road just over ½ mile from the village centre which offers an excellent range of local shops including 2 small supermarkets, doctors and dentist surgeries, a library and a number of other independent retailers. Great Bookham station is within walking distance and provides a commuter service into London Waterloo and Victoria. The M25 can be reached junction 9 Leatherhead giving good access to both Gatwick and Heathrow airports. Surrounding the village is miles of open countryside much of which is national Trust owned. There are also excellent schools in the area both in the state and private sector.