

3 Glebe Close, Great Bookham, Surrey, KT23 4DJ

Asking Price £850,000









- DETACHED HOUSE
- OPEN PLAN SITTING/DINING ROOM
- OFFICE
- SOUTH-FACING GARDEN
- VERY CONVENIENT FOR BOOKHAM VILLAGE
- THREE BEDROOMS
- LARGE KITCHEN
- EV CHARGER
- DRIVEWAY PARKING & GARAGE
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS

Description

A fabulous opportunity to purchase in a rarely available cul-de-sac is this superb three double bedroom detached house with potential to extend (stpp). The property is located a short walk away from village shops and is within easy reach of excellent schools and Bookham train station.

The front door opens onto an entrance hall with a cloakroom and under stairs cupboard. The sitting/dining room overlooks the rear garden and offers ample space for a relaxed seating area in front of a feature fireplace and picture window to the private rear garden. The room provides an entertaining space with a dining table and direct access onto the garden. The expansive kitchen provides plenty of storage cupboards, a built in oven and hob as well as space for additional appliances. Off the kitchen there is a separate office with its own direct access to the garden. A further door from the entrance hall leads to the garage which has also doubled as a gym.

On the first floor, off the light and airy landing, there are three good sized double bedrooms, the largest of which has built in wardrobes. The three bedrooms are serviced by a large family bathroom with a freestanding shower.

Outside, the driveway provides ample parking with access to an EV charger. Gated side access opens onto a lovely south-facing garden, laid to lawn with mature shrub borders. In addition, there are two storage sheds and a log store.

Situation

The property is situated in a quiet cul-de-sac just 5 minutes' walk to Bookham High Street. Bookham Railway Station is just over 1 mile away. The village offers a wide range of shops and amenities including two bakers, a butchers, a fishmongers, a greengrocers, post office, supermarket and several coffee shops. There is also a library, doctors and dental surgeries.

The area is well catered for with highly regarded local schools and this property is in the current catchment area for the Howard of Effingham. A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

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. Frequent rail services to London, Guildford, Leatherhead are available from Bookham Station. The Epsom to Guildford bus service is in walking distance.

N.B. We are required under the Estate Agents Act 1979 and the Provision of Information Regulation 1991, to point out that the client we are acting for in the sale of this property is a “connected person” as defined by that Act.

Tenure	Freehold
EPC	D
Council Tax Band	F







Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft
Outbuildings = 8.5 sq m / 91 sq ft
Total = 129.8 sq m / 1397 sq ft

= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1348151)

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