34 Oaks Lane, Great Bookham, Surrey, KT23 3FD

Price Guide £725,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- SECOND BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING
- CLOSE TO BOOKHAM COMMON
- SEMI-DETACHED HOUSE
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM SUITE
- GATED DEVELOPMENT
- EASY ACCESS TO STATION

Description

NO ONWARD CHAIN! Ideal for modern living is this energy efficient stylish four bedroom end-terrace town house, located in a prized gated development built by reputable builder Shanley Homes to a high standard. Conveniently the property is just a short walk away from The National Trust Bookham Common, station with services to London and within easy reach of sought after state and private schools close to hand. No on-going chain.

The front door opens onto an inviting entrance hall with a handy cloakroom and cloaks cupboard off. The sitting room to the rear offers a superb entertaining space with sliding doors that lead onto a delightful rear garden. The kitchen boasts a good range of floor and wall mounted cupboards for storage, silestone worktops for preparation and plenty of integrated appliances available for the cook.

The first floor is approached by a rising staircase and leads to the principal bedroom with built-in wardrobes and a luxury en-suite. Guest bedroom 2 also boasts an en-suite. On the second floor there are two further good sized bedrooms which are served by a family bathroom suite.

Outside the front of the property offers driveway parking. To the rear an Indian stone patio makes a relaxed seating area to enjoy the sun in front of a delightful rear garden laid to lawn.

Situation

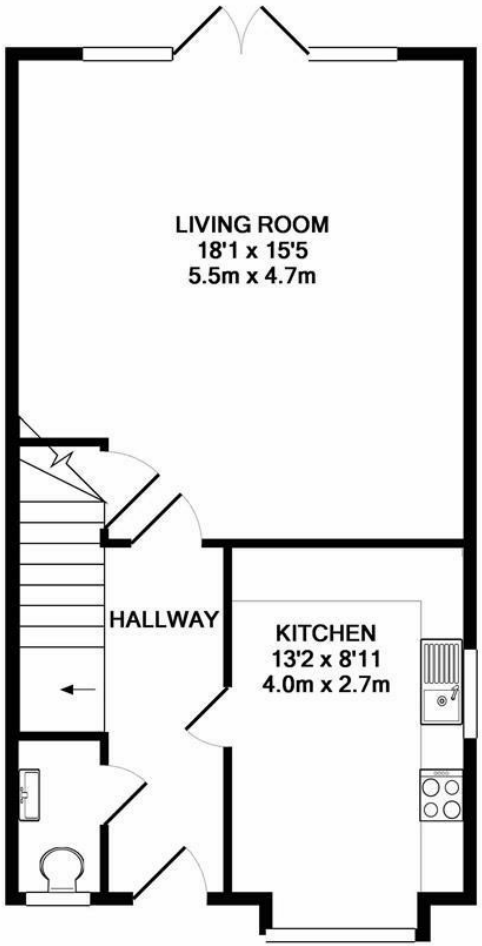
The property is situated just one mile from Bookham village which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket, several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

Bookham station is just a 2 minute walk away and offers frequents services to London / Guildford / Leatherhead. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

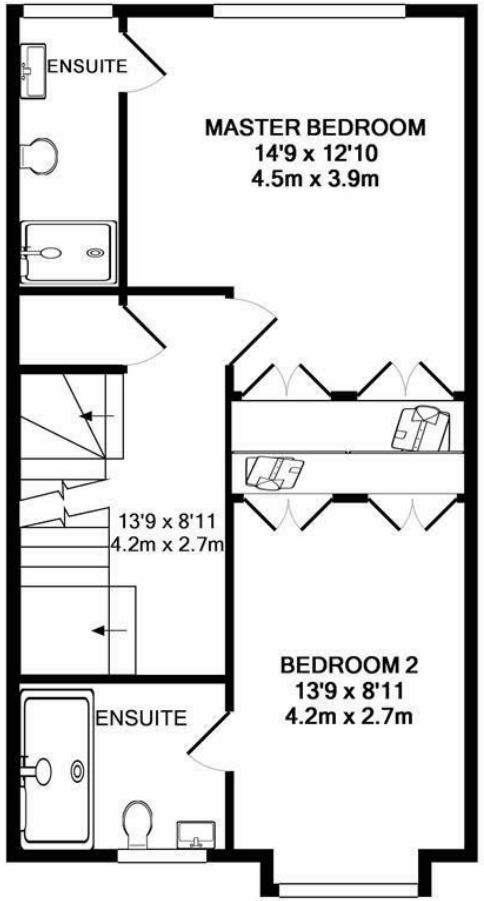
A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

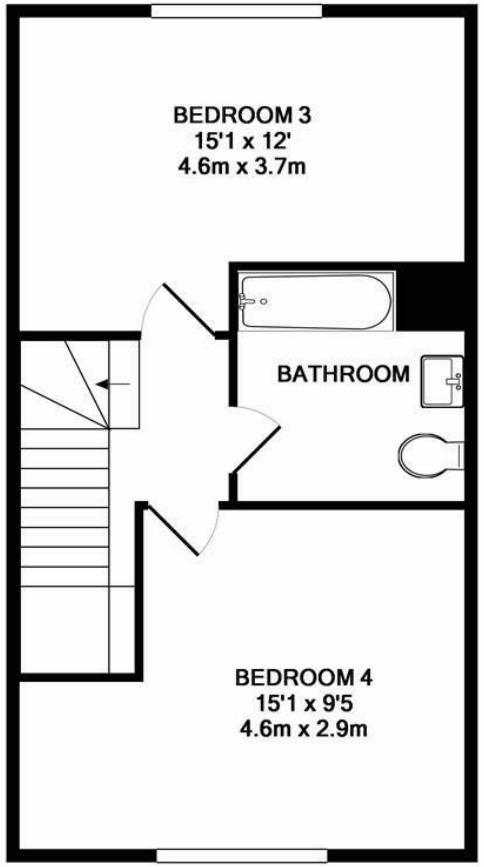
Tenure	Freehold
EPC	B
Council Tax Band	F
Service Charge	£168 paid half yearly



GROUND FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1597 SQ.FT. (148.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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