



3 Whitehaven Drive, Bookham, Surrey, KT23 4FE

Asking Price £675,000



- SMALL CUL-DE-SAC OF JUST SEVEN HOMES
- 19'9 KITCHEN/DINING ROOM
- 18' LOUNGE WITH BI-FOLDING DOORS TO REAR GARDEN
- VILLEROY AND BOCH SANITARY WARE TO ALL BATHROOMS
- SINGLE GARAGE IN BLOCK
- THREE BEDROOMS
- KITCHEN UNITS WITH INTEGRATED APPLIANCES
- MASTER SUITE WITH GENEROUS SHOWER ROOM ENSUITE
- PRIVATE GARDEN WITH WIDE PATIO
- WALKING DISTANCE TO BOOKHAM VILLAGE

## Description

This exceptional semi-detached residence, crafted in 2018 by a highly regarded local developer, combines contemporary design with outstanding convenience, positioned just moments from Bookham's village amenities and mainline station.

A bright and elegant hallway sets the tone on arrival, complete with a cloakroom and discreet understairs storage. The beautifully appointed kitchen/breakfast room features an excellent range of fitted units and integrated appliances. To the rear, the impressive full-width, dual-aspect sitting room creates a sophisticated yet relaxed living space, enhanced by a feature fireplace and seamless access to the garden via stylish bifold doors.

The first floor hosts three generous bedrooms. The principal bedroom enjoys bespoke fitted wardrobes and a luxurious en-suite shower room, while the further bedrooms are served by an equally high-spec family bathroom.

Externally, the property benefits from private driveway parking and a garage. Gated side access leads to the west-facing rear garden, extending to approximately 55 feet. Designed for both relaxation and entertaining, it offers a spacious patio and a well-maintained lawn bathed in afternoon and evening sunshine.

## Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, a fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors and dental surgeries.

Within easy reach are Norbury Park, Polesden Lacey, Bookham Common and Denbies Wine Estate. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the 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 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, and Guildford are available from Bookham and Leatherhead Stations.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

## Tenure

Freehold

## EPC

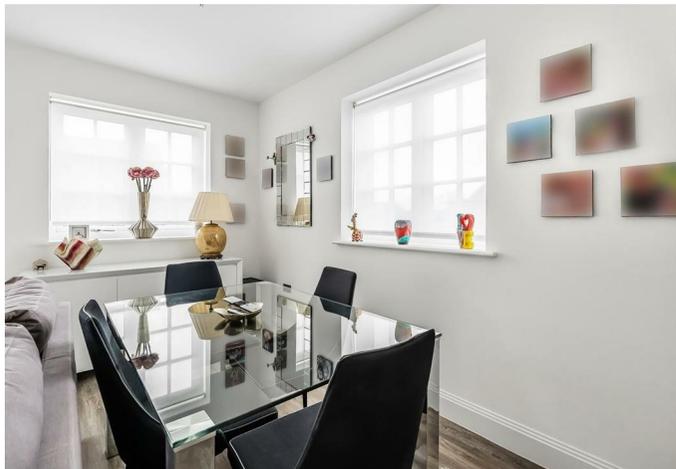
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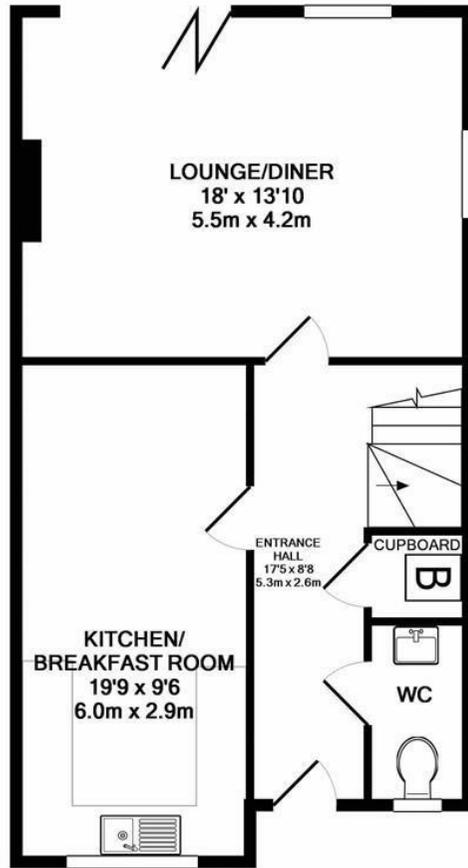
## Council Tax Band

E

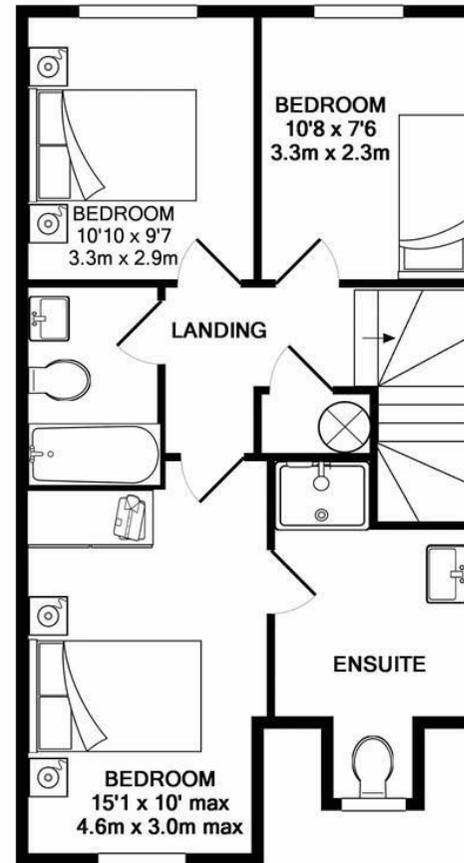
## Residents Service Charge

Approx £50-£100 per annum





GROUND FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.5 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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