



73 Middlemead Road, Great Bookham, Surrey, KT23 3DB

Asking Price £549,950



- THREE BEDROOM TERRACE FAMILY HOME
- TWO RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM SUITE
- DRIVEWAY PARKING & ADDITIONAL SPACE
- COURTYARD GARDEN
- WALK TO SCHOOLS & SHOPS
- EASY ACCESS TO STATION
- CONVENIENT FOR COMMON

Description

This spacious three bedroom mid-terraced home is situated within walking distance of excellent local schools, village shops and mainline station . The property benefits from a downstairs cloakroom, driveway parking and a southerly aspect courtyard garden.

An enclosed entrance porch with cloaks hanging space leads to the front door and lounge/dining room with a relaxed seating area and space for a dining table. This leads through to the kitchen which is fitted to comprise plenty of worktops, fitted cupboards and space for freestanding appliances along with a breakfast bar. Off the sitting room is a family room/ occasional bedroom with a cloakroom for guest along with access to the rear.

The first floor landing has access to the loft space. Three good sized bedrooms feature and are served by a family bathroom suite.

Outside the property is approached by a brick paved driveway providing parking. To the rear a sunny southerly aspect courtyard garden with gated access off to a further parking space also features.

Situation

The property is situated in a popular residential road within easy reach of Bookham High Street. The village offers a wide range of shops and amenities including two bakers, butcher, fishmongers, greengrocers, post office, two small supermarkets and 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 and convenient for The Great Bookham School.

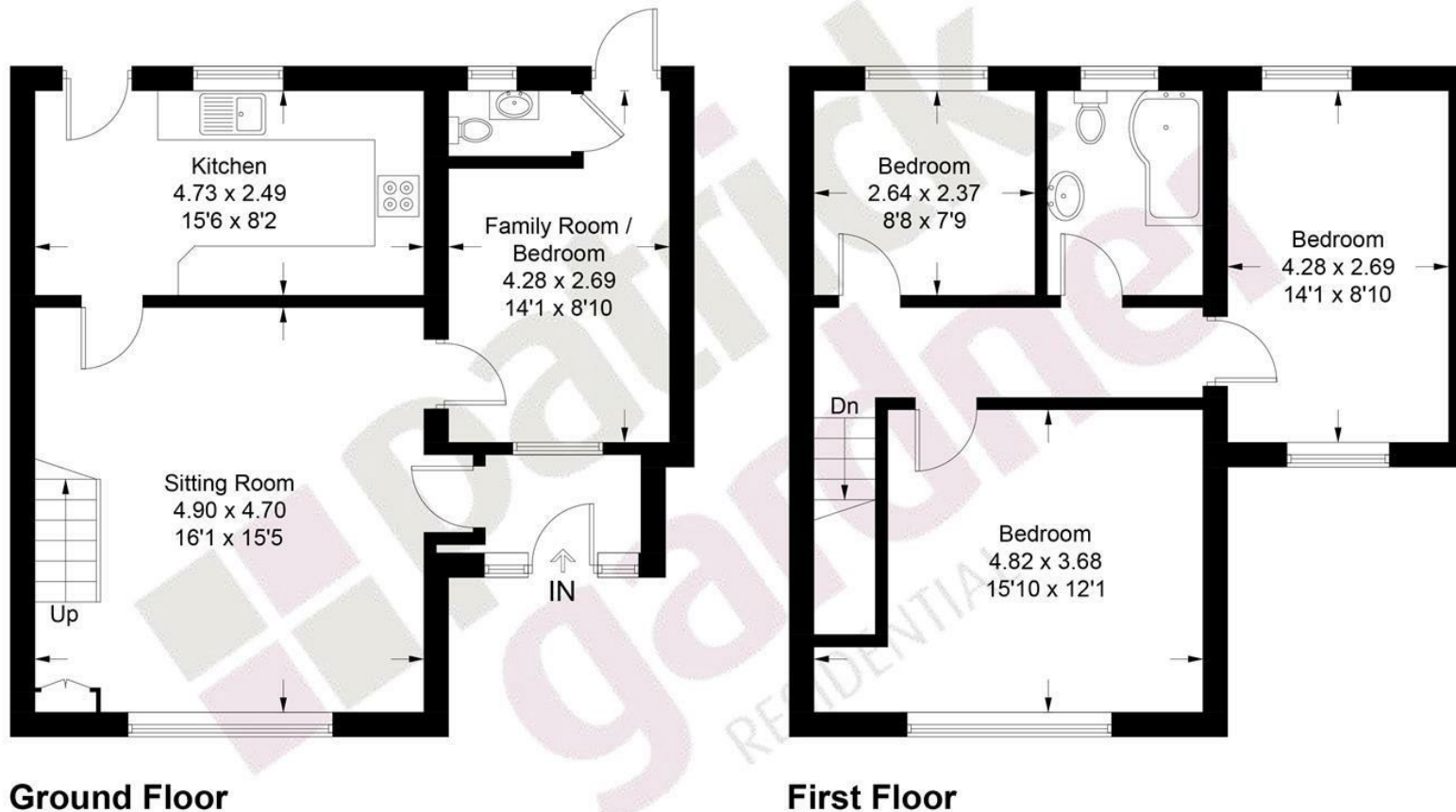
A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

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.

Tenure	Freehold
EPC	C
Council Tax Band	D



Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft



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. (ID1320007)
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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

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