



2 Albert Cottages Eastwick Road, Great Bookham, Surrey, KT23 4BA

Offers In Excess Of £500,000



- THREE BEDROOM CHARACTER COTTAGE
- OPEN PLAN LOUNGE/DINING/KITCHEN
- GROUND FLOOR GUEST BEDROOM & BATHROOM
- TWO FIRST FLOOR DOUBLE BEDROOMS
- FIRST FLOOR JACK AND JILL BATHROOM
- WESTERLY ASPECT GARDEN
- WALK TO SHOPS AND AMENITIES
- CONVENIENT FOR LOCAL SCHOOLS
- EASY ACCESS FOR STATION
- NO ON-GOING CHAIN

Description

This charming 3-bedroom semi-detached cottage blends period character with modern, flexible living offering 1183 sq ft of living space to enjoy. Deceptively spacious the property nestles on a popular residential road conveniently within easy reach of excellent local schools, shops and amenities nearby.

The heart of the house is an expansive ground floor, featuring a welcoming front-facing living room that flows into a dedicated kitchen/ dining area. The kitchen area benefits from worktops for preparation, ample cupboards for storage, space for integrated and free standing appliances. A generous double bedroom overlooking the garden is served by a ground floor family bathroom, offering excellent versatility for guests .

Upstairs, you will find two further large double bedrooms, both sharing a convenient 'Jack and Jill' bathroom suite.

The rear garden enjoys a sought-after westerly aspect, featuring a large patio and a dedicated entertainment area framed by beautifully stocked flower beds.

Situation

Situated just under half a mile from the village centre which offers a wide range of shops and amenities including a bakers, a butchers, a fishmongers, a greengrocers, a post office, two small supermarkets , delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

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.

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 which is 1.5 miles distant.

Tenure

Freehold

EPC

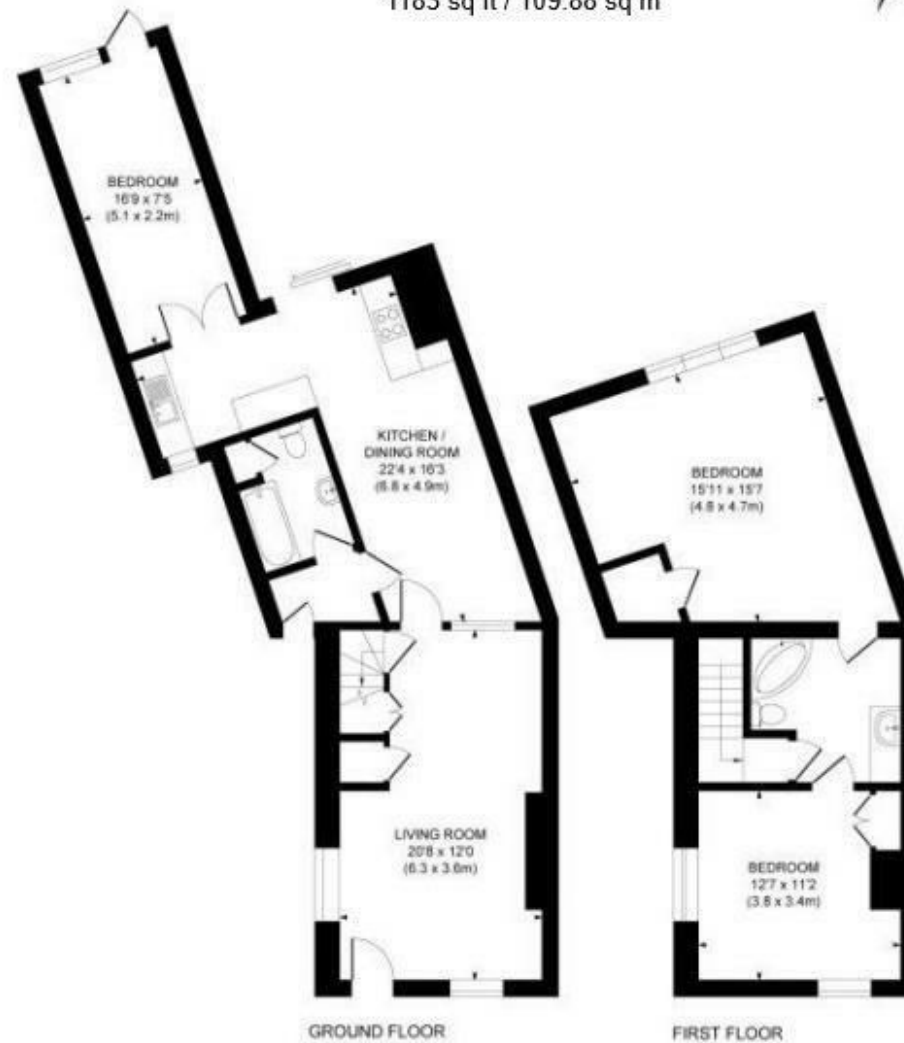
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Council Tax Band

E



Approximate Gross Internal Area:
1183 sq ft / 109.88 sq m



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. (ID1268188)

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