



10 Springvale Close, Great Bookham, KT23 4RD

Price Guide £675,000





- 3 BEDROOM HOUSE
- EASY WALK OF BOOKHAM HIGH STREET
- KITCHEN
- SECLUDED REAR GARDEN
- DRIVEWAY PARKING
- PRIVATE CUL-DE-SAC LOCATION
- 2 SEPARATE RECEPTION ROOMS
- BATHROOM & EN-SUITE SHOWER ROOM
- GARAGE
- NO ONWARD CHAIN



## Description

This three bedroom house with a beautiful garden has summer house and a garage with driveway parking for multiple cars, is situated in a private cul-de-sac just minutes walk from Bookham High Street.

As you walk through the front door you are welcomed into the entrance hall with a downstairs cloakroom, coats cupboard and a door leading through to the good sized living room. The living room has an understairs storage cupboard and double doors to the dining room which benefits from doors out to the garden. Off the dining room is a modern kitchen equipped with integrated appliances.

On the first floor are three bedrooms and a family bathroom. The principal bedroom benefits from built in wardrobes and an ensuite shower room. On the landing there is access to a large partially boarded loft space.

To the front of the property is driveway parking for multiple cars and a garage. Side access leads to the large secluded rear garden offers a patio, lawn and mature borders. There is a lovely summerhouse and storage shed for garden equipment.

## Situation

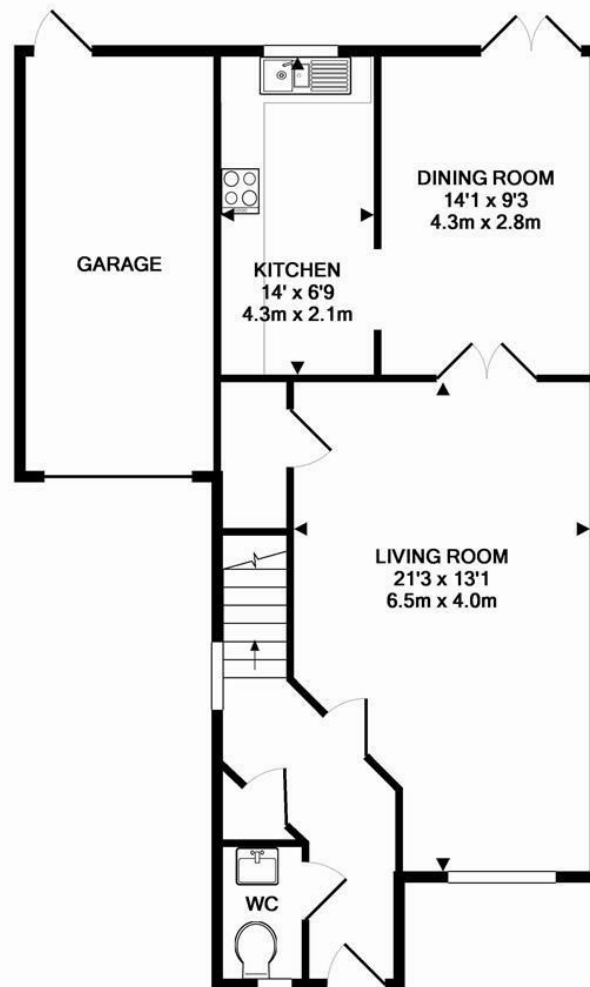
The property is situated within walking distance of Bookham shops and amenities which includes a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Norbury park is within short walking distance with Polesden Lacey also easily accessible. Within the locality there are a number of excellent local schools both private and state funded including Polesden Lacey School, The Great Bookham School and The Eastwick Schools to name but a few.

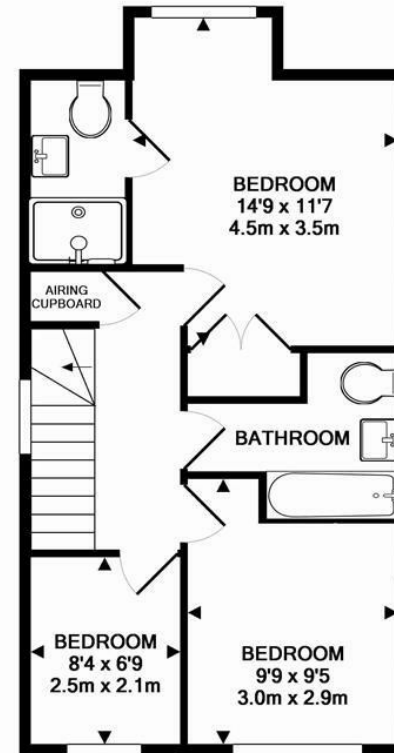
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London Waterloo, Victoria and London Bridge with Guildford in the opposite direction from Bookham Station.

|                         |                |
|-------------------------|----------------|
| <b>Tenure</b>           | Freehold       |
| <b>EPC</b>              | D              |
| <b>Council Tax Band</b> | E              |
| <b>Service Charge</b>   | £300 per annum |





GROUND FLOOR  
APPROX. FLOOR  
AREA 761 SQ.FT.  
(70.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1245 SQ.FT. (115.7 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  
Made with Metropix ©2015

43 High Street, Bookham, Surrey, KT23 4AD  
Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

