

3A Fairlawn, Great Bookham, Surrey, KT23 3DH

Price Guide £750,000









- APPROX 1,600 SQ FT OF SPACE OFFFERING FLEXIBILITY
- SEPARATE DINING/FAMILY ROOM
- DOWNSTAIRS CLOAKROOM / WC
- SECOND DOUBLE BEDROOM PLUS A FAMILY BATHROOM
- WALKING DISTANCE TO STATION & SHOPS
- GENEROUS SITTING ROOM WITH GARDEN ACCESS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- PRIVATE REAR GARDEN WITH TERRACE AND SUMMERHOUSE
- CONVENIENT FOR BOOKHAM COMMON

Description

3a Fairlawn is a spacious and well-proportioned detached home offering versatile accommodation arranged over two floors and extending to approximately 1,600 sq ft, including the integrated garage. Situated in a popular residential setting in Great Bookham. This is a generously sized home with further potential.

The ground floor is centred around a particularly generous sitting room, with a feature brick fireplace and doors opening directly onto the rear terrace and garden. A separate dining/family room provides valuable additional living space, while the fitted kitchen offers a good range of storage and integrated appliances. A cloakroom and internal access to the garage complete the ground floor.

Upstairs are two notably spacious double bedrooms. The principal bedroom benefits from its own shower room, while the second bedroom is served by a generous family bathroom. Useful eaves storage further enhances the first-floor accommodation.

To the front of the property is driveway parking leading to the integrated single garage with potential for conversion subject to planning permission. Gated side access leads to the rear garden which offers a lovely secluded space with a patio adjoining the rear of the property and a step down to the lawn. There is a spacious summer house to the rear of the garden.

Situation

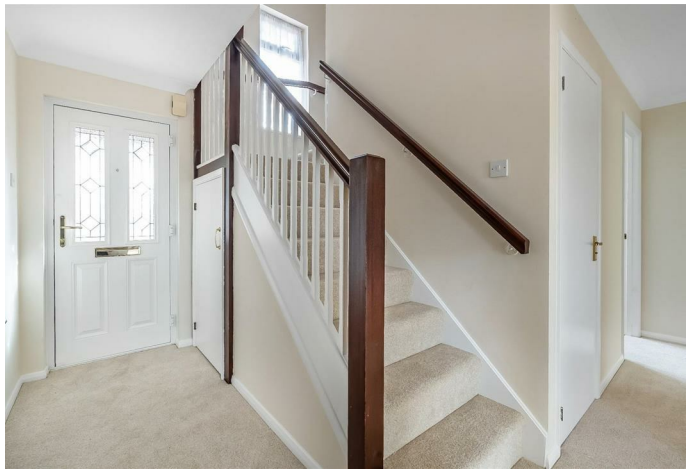
The property is situated a short walk from a local convenience store and café on Little Bookham Street and also just one mile from Bookham village, which offers a wide range of shops and amenities including a baker's, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgeries.

There is an excellent choice of local schools nearby (for both state and private sector). The Howard of Effingham Secondary is circa 1 mile from the property. Local primary schools include The Great Bookham School,Eastwick School and Polesden Lacey. Furthermore, Manor House School, Cranmore, St Theresas, and St John's Leatherhead are also within easy reach.

Bookham station is just under half a mile away and you are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

Countryside pursuits are easily catered for with The National Trust owned Polesden Lacey and Bookham Common within easy reach along with Norbury Park, the gateway to the Surrey Hills, ideal for walking, cycling, and horse riding. The property is also a short drive from a local leisure centre.

Tenure	Freehold
EPC	D
Council Tax Band	F







Approximate Gross Internal Area = 137.9 sq m / 1484 sq ft
Garage = 10.8 sq m / 116 sq ft
Total = 148.7 sq m / 1600 sq ft
(Including Eaves)

= Reduced headroom below 1.5m / 5'0



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. (ID1333753)

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