



7 Lang Close, Fetcham, Leatherhead, KT22 9NL

Asking Price £650,000



- SPACIOUS TWO BEDROOM BUNGALOW
- NO ON-GOING CHAIN
- TWO SEPARATE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- BATHROOM & SEPARATE W.C
- QUIET CUL-DE-SAC LOCATION
- EASY REACH OF LOCAL SHOPS & AMENITIES
- CONSERVATORY
- UTILITY ROOM
- GARAGE & DRIVEWAY PARKING

Description

Nestling in a pleasant cul-de-sac location is this delightful two bedroom, two reception bungalow ideally located for local village shops, amenities and acres of open Greenbelt nearby on the National Trust owned Bookham Common. Conveniently for the purchaser, the property is offered for sale with no on-going chain.

The front door opens onto a useful vestibule and entrance hall that leads through to a 'light and airy' sitting room with a picture window overlooking the front with plenty of room for a relaxed seating area and dining table. The kitchen is off the sitting room and features ample worktops for preparation, a peninsular breakfast bar, cupboard storage and integral appliances. A handy utility room also features with a door to the garage with a roller door to front and access to the garden.

The reception space is complemented by a dining room off the hallway with sliding doors that open onto a conservatory with doors onto the patio and garden.

The principal bedroom benefits from a fitted wardrobe suite and along with double bedroom two, both are served by a family bathroom with a separate w.c.

Outside the property is approached by a driveway providing parking facilities leading to the garage. The front garden is laid to lawn with shrub and rose borders. To the rear a 85' rear garden with fruit trees is mainly laid to lawn and provides a quiet tranquil space to enjoy.

Situation

The property is situated with easy reach of Bookham village retailers which offer a wide range of shops and amenities including a bakers, butcher, fishmonger, greengrocer, post office, two small supermarkets and coffee shops. There is also a library and doctors and dental surgeries.

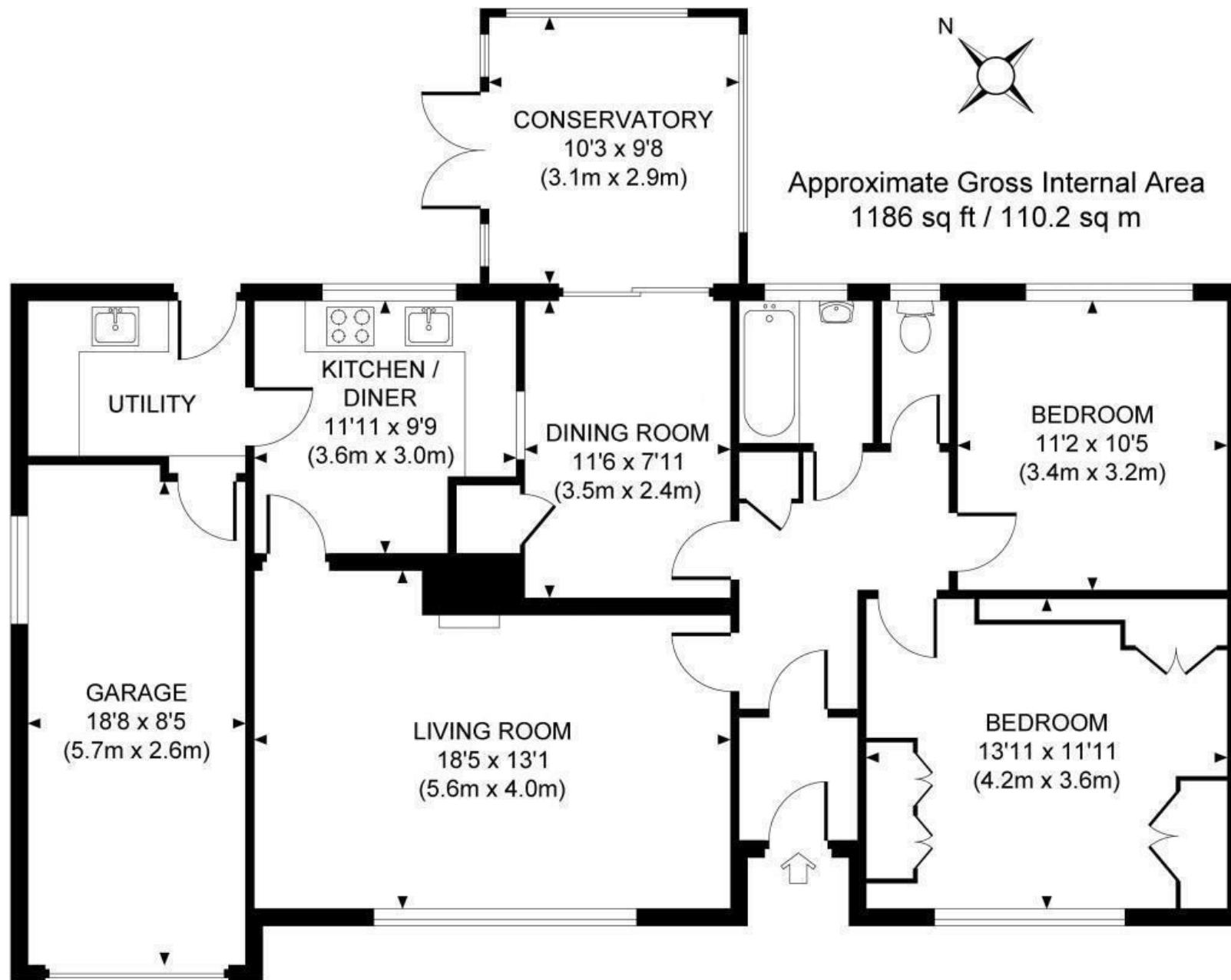
There is an excellent choice of local schools nearby including The Howard of Effingham Secondary, The Great Bookham School and Eastwick Schools. Furthermore Manor House School, St John's Leatherhead are also within easy reach.

Bookham station is just 0.8 miles away (18 minute walk) and offers services to London Waterloo, Victoria and Guildford in the opposite direction. You are also within easy reach of the A3 and M25 and ideally is 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 mountain biking and horse riding.

Tenure	Freehold
EPC	D
Council Tax Band	F





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

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