



59 Little Bookham Street, Little Bookham, Surrey, KT23 3AA

Asking Price £725,000



- SUPERBLY PRESENTED HOME IN POPULAR LOCATION
- 2 FURTHER BEDROOMS AND A DRESSING ROOM
- KITCHEN DINING FAMILY ROOM
- REAR GARDENS WITH A RURAL OUTLOOK
- GREAT LOCAL SCHOOLS
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- LIVING ROOM
- UTILITY/STUDY
- OFF STREET PARKING
- CONVENIENT FOR LOCAL SHOPS

Description

A superbly presented 3 bedroom home in a popular location with a delightful rural outlook to the rear. The property offers a living room, dining room, luxury kitchen, main bedroom with en-suite shower room, 2 further bedrooms, a superb walk-in dressing room and a family bathroom. There is ample off street parking and good size garden.

As you open the front door you are welcomed into the spacious entrance hall which opens into the large open plan living space. The superb kitchen dining family area is the heart of the home, designed to accommodate both family meals and gatherings with friends in a space that opens out into the garden. There is a separate utility/study area with space for appliances, a cloakroom and a separate storage space.

On the first floor there is a good sized principal bedroom with built in wardrobes and an en-suite. There are two further bedrooms and a family bathroom. In addition, there is a multi-purpose room which is currently used as a walk-in dressing room.

To the front of the property is driveway parking for multiple vehicles. The garden backs in a Westerly direction and extends approximately 60' in depth with a great outlook. There is a good sized patio with the remainder of garden laid to lawn and beds. To the rear of the garden there is a pergola area currently used for a bbq and a shed for garden storage.

Situation

Located within walking distance to the picturesque Bookham Common, residents can easily access beautiful walking trails and natural scenery, perfect for leisurely strolls or family outings.

Bookham Village is within easy reach and offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen.

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. There are also two nearby stations available; Bookham Station is within walking distance (14 minutes) .

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School and is convenient for Manor House Girls School, The Great Bookham School and Eastwick Schools nearby.

Tenure

Freehold

EPC

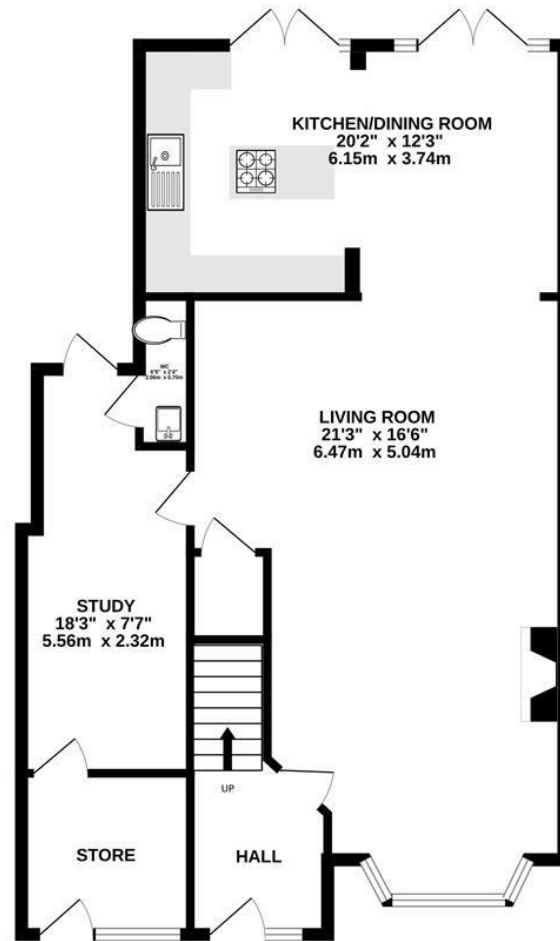
D

Council Tax Band

F



GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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