16 Swanns Meadow, Great Bookham, Surrey, KT23 4JX

Asking Price £710,000

- FOUR BEDROOM SEMI-DETACHED HOUSE
- FITTED KITCHEN
- FAMILY BATHROOM SUITE
- GARAGE & DRIVEWAY PARKING
- EASY REACH OF STATION
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- GARDEN ROOM & STORE
- WALK TO LOCAL SCHOOLS
- CONVENIENT FOR LOCAL SHOPS

Description

Offering four good size bedrooms, this well proportioned semi-detached family house is situated in a cul-de-sac location, convenient for local village schools, station and independent retailers close to hand. The property further benefits from a useful downstairs cloakroom, garage and a timber garden studio.

The front door opens on to a welcoming entrance hall and leads to a thoughtfully designed kitchen with ample work surfaces for preparation and a good range of integrated appliances. The dining room to the rear with doors onto the garden makes an ideal entertaining space which also leads onto a bright sitting room with ample space for a relaxed seating area . A useful guest cloakroom off the utility room complements the ground floor accommodation.

The first floor is approached by a rising staircase and leads to four good size bedrooms which are served by a family bathroom suite and separate w.c. The principal bedroom has a lovely bay window and built in wardrobes.

Outside the property is approached by driveway parking for two cars and leads to the garage. To the rear, a delightful garden laid to lawn leads to a timber garden studio and store.

Situation

The property is situated in a popular residential cul-de-sac just 10 minutes' walk to Bookham High Street. The village offers a wide range of shops and amenities including two bakers, butcher, fishmongers, greengrocers, post office, supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

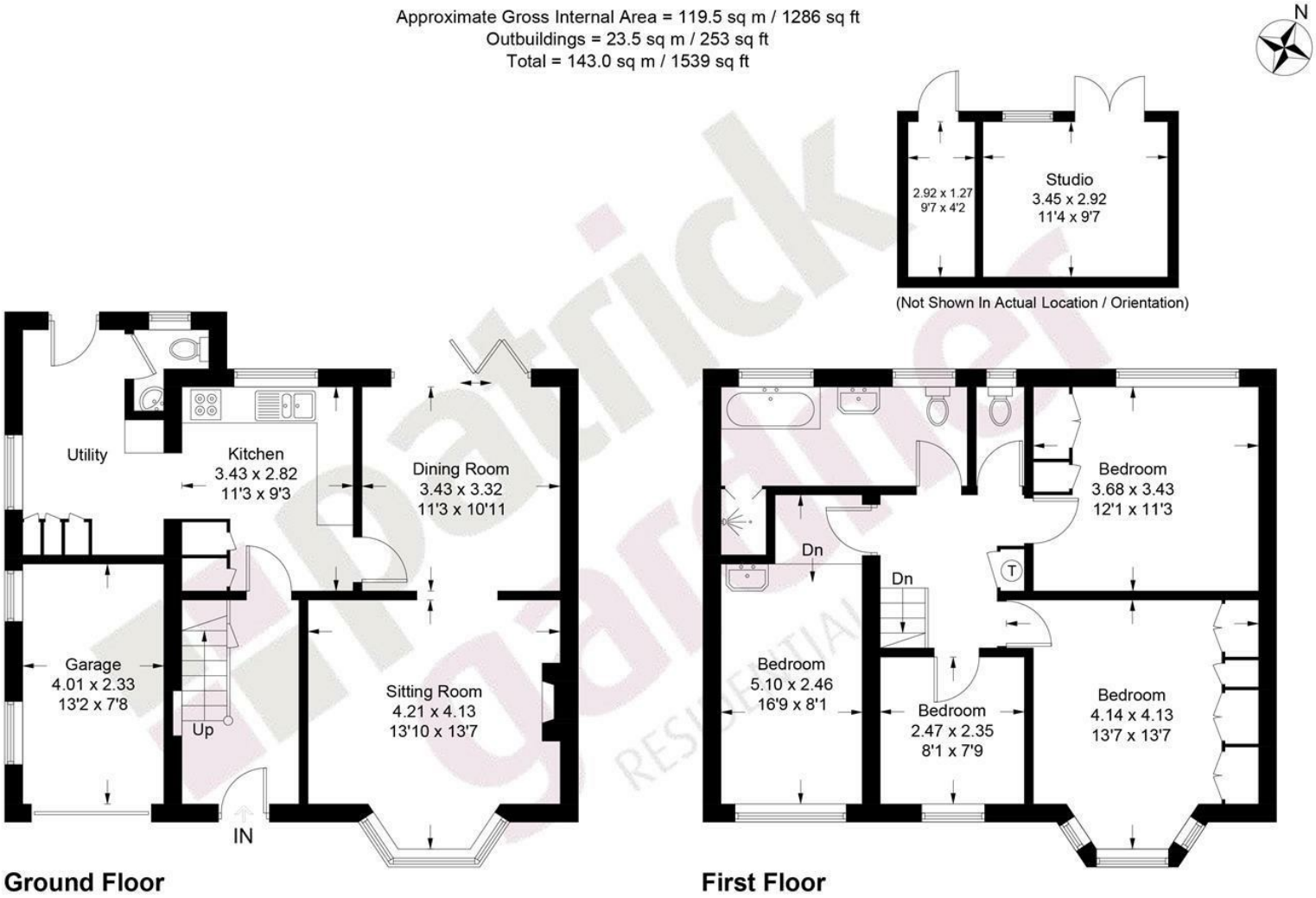
The area is well catered for with highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

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.

Tenure	Freehold
EPC	C
Council Tax Band	F

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft
Outbuildings = 23.5 sq m / 253 sq ft
Total = 143.0 sq m / 1539 sq ft



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. (ID1335938)

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