



 **patrick
gardner**
RESIDENTIAL

4 Griffin Way, Great Bookham, Surrey, KT23 4JL

Asking Price £529,950



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- INTERCOMMUNICATING LOUNGE/DINING ROOM
- FITTED KITCHEN
- REAR ACCESS PROVIDING HARDSTANDING
- CONVENIENT FOR POLESDEN LACEY
- SCOPE FOR IMPROVEMENT & EXTENSION (STPP)
- GROUND FLOOR CLOAKROOM/SHOWER ROOM
- GARAGE & DRIVWAY PARKING
- WALK TO LOCAL SHOPS & SCHOOLS
- EASY REACH OF BOOKHAM STATION

Description

Situated in a cul-de-sac location is this three bedroom semi detached family home which offers plenty of scope to extend (stpp) and create a unique modern family home. The property boasts a garage, driveway parking and rear gated access providing further hardstanding.

The ground floor accommodation includes an entrance hall with a useful downstairs cloakroom/shower room. The lounge/dining room offers plenty of room for family with ample space for relaxed seating and space for a dining table. The kitchen features worktops for preparation, cupboard storage and space for integrated and freestanding appliances. A door leads to side access.

On the first floor there are three good sized bedrooms which are served by a family bathroom and a separate w.c.

Outside the property is approached by a driveway leading to a garage with an up and over door. Gated side access opens onto a tranquil garden mainly laid to lawn with a patio and useful hardstanding to the rear via gated access.

Situation

The property is situated in a popular residential road just 5 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 including the popular Great Bookham School and Polesden Lacey. This property is in the current catchment area for the Howard of Effingham.

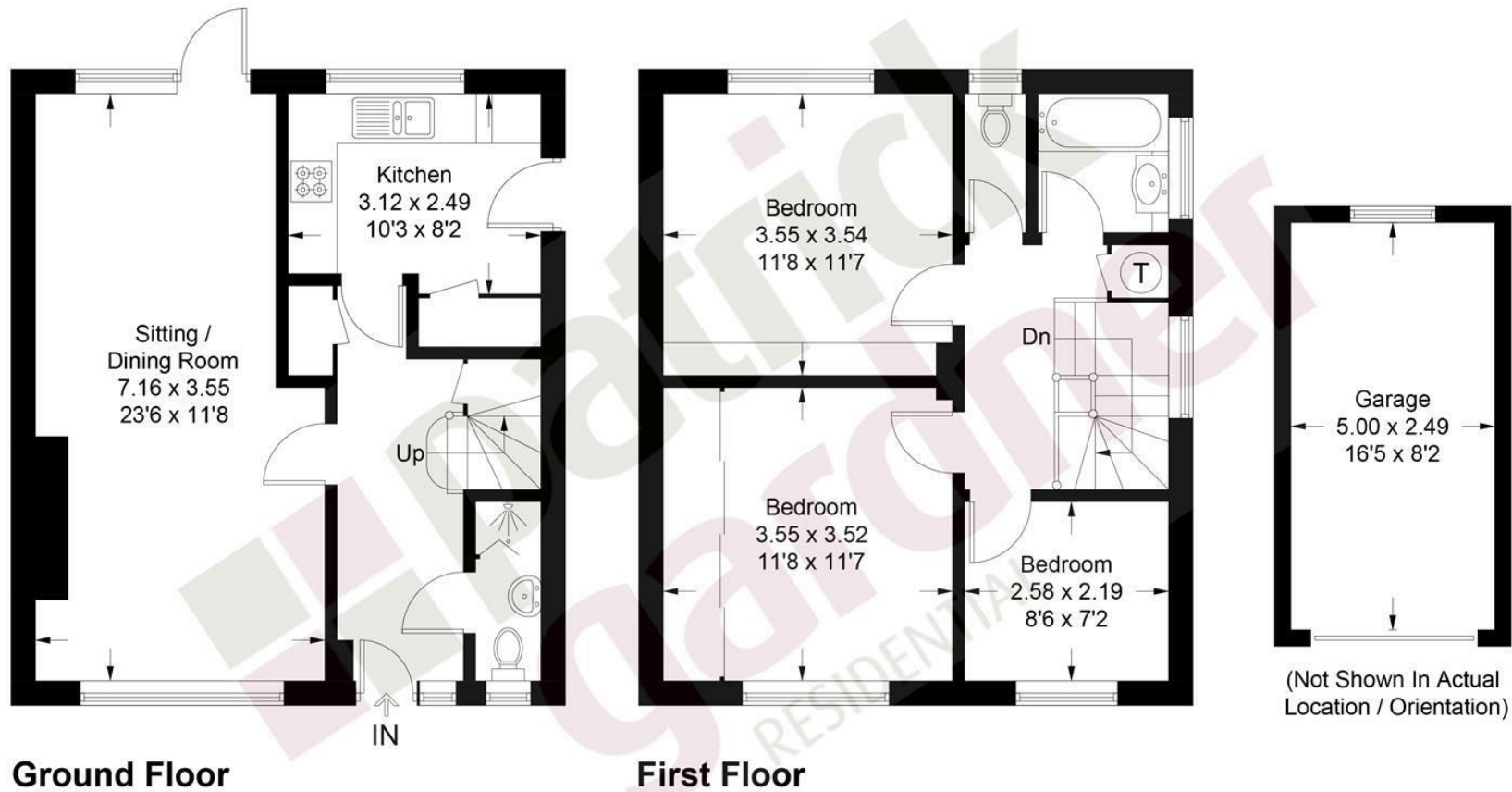
A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

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	D
Council Tax Band	F



Approximate Gross Internal Area = 89.7 sq m / 965 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 102.2 sq m / 1099 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. (ID1237818)

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