



5 Merrylands Road, Bookham, Surrey, KT23 3HP

Asking Price £695,000



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- APPROX 1650 SQ.FT. INCL GARAGE & OUTBUILDINGS
- EXTENDED KITCHEN/DINING ROOM OVERLOOKING THE GARDEN
- FOUR BEDROOMS
- SEPARATE LIVING ROOM WITH WOOD-BURNING STOVE
- UTILITY ROOM & INTEGRAL GARAGE
- DRIVEWAY PARKING
- MATURE REAR GARDEN WITH PATIO AREA
- EASY WALK OF BOOKHAM STATION
- CATCHMENT AREA OF EXCELLENT LOCAL SCHOOLS

Description

A beautifully extended and deceptively spacious four-bedroom semi-detached home, offering versatile accommodation approaching 1,650 sq ft, with a mature south-facing garden and further scope to enhance.

Positioned within a highly regarded residential setting, this attractive home combines classic character with practical modern living. The ground floor is particularly well arranged, centred around a generous kitchen/dining room overlooking the garden, ideal for both everyday family life and entertaining. A separate sitting room to the front provides a cosy retreat, complete with marble fireplace and wood-burning stove.

The kitchen flows through to a useful utility area and integral garage, offering excellent storage or potential for conversion (STPP), while the overall layout lends itself well to further reconfiguration if desired.

Upstairs, the first floor offers three well-proportioned bedrooms alongside a family bathroom, whilst the second floor has been thoughtfully converted to create bedroom four/study/playroom with eaves storage and elevated views, providing a real sense of privacy and space.

Externally, the property continues to impress. The rear garden is a standout feature -generous in size, well established and enjoying a high degree of seclusion, with a patio terrace ideal for outdoor dining and a lawn framed by mature planting. To the front, there is driveway parking and access to the garage.

Situation

The property is situated just one mile from Bookham village which offers a wide range of shops and amenities including a bakers, two butchers, fishmongers, greengrocers, post office, small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries. There is also a closer mini mart.

Bookham station is just a 5 minute walk away and offers frequent services to London / Guildford / Leatherhead. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey, Ranmore, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

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

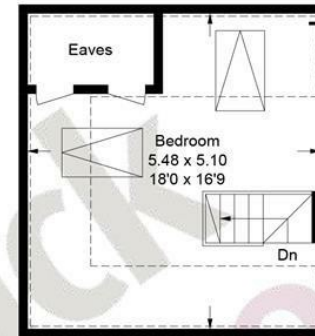
Tenure	Freehold
EPC	D
Council Tax Band	E



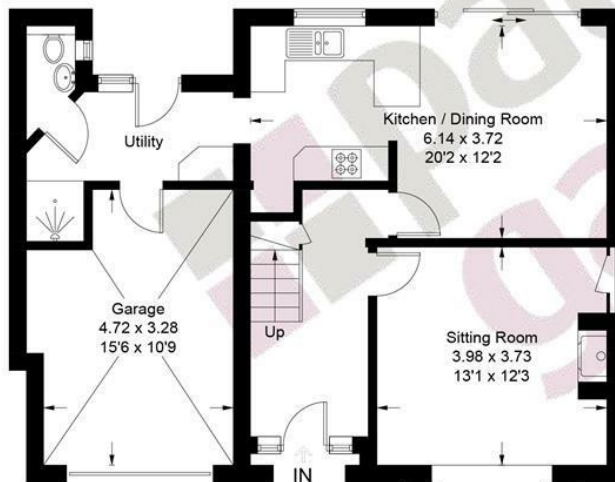
Approximate Gross Internal Area = 148.2 sq m / 1595 sq ft
 (Including Garage / Eaves)
 Shed = 5.3 sq m / 57 sq ft
 Total = 153.5 sq m / 1652 sq ft



 = Reduced headroom below 1.5m / 5'0"



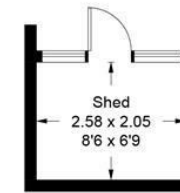
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1291010)

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

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