



236 Lower Road, Bookham, Surrey, KT23 4DE

Asking Price £715,000



• NO ONWARD CHAIN

• 3 BEDROOM

• 2 BATHROOM

• DRIVEWAY PARKING

• VERY CONVENIENT FOR BOOKHAM
VILLAGE CENTRE

• DETACHED HOUSE

• 2 RECEPTION ROOM

• LARGE GARDEN

• GARAGE

• CATCHMENT FOR EXCELLENT LOCAL
SCHOOLS

Description

An opportunity to purchase this three bedroom family home with a garage and good sized garden, located in an ideal location for village shops, schools and station nearby. The property offers scope to extend (subject to the usual consents) and is offered with no onward chain.

As you walk through the front door you are welcomed to a spacious entrance hall with an understairs storage cupboard and a downstairs shower room. The living room features a fireplace and two large windows overlooking the front garden. Double doors lead to the dining room which overlooks the secluded rear garden, and leads to the dual aspect kitchen. The kitchen is fitted with a range of units and also overlooks the rear garden.

On the first floor there are three good sized bedrooms, with the principal bedroom benefiting from fitted wardrobes. There are two additional bedrooms and a family bathroom.

To the front of the property there is driveway parking for several vehicles leading to the garage with an up and over door. Gated side access leads to the garden predominantly laid to lawn with well established shrub borders. Mature trees provide seclusion and privacy and in addition there is a patio to the rear of the house.

Situation

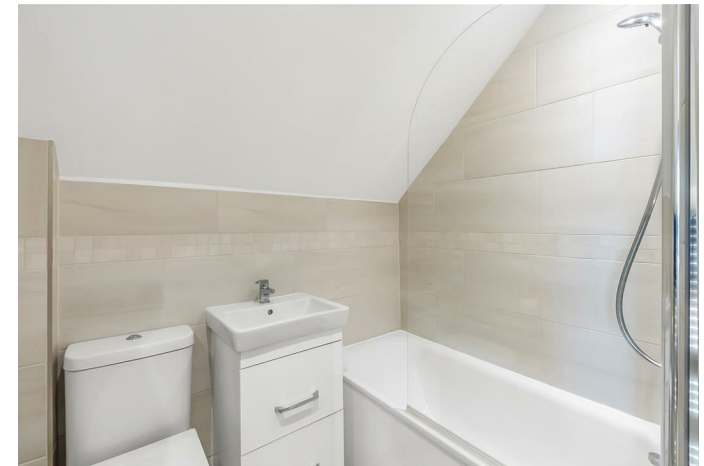
Ideally located within a short walk from Bookham village centre which provides a diverse range of traditional shops including a butchers, a family-run fishmonger's, a greengrocer's, two small supermarkets, delicatessen, coffee shops and a post office. The area also provides a good range of local pubs, 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.

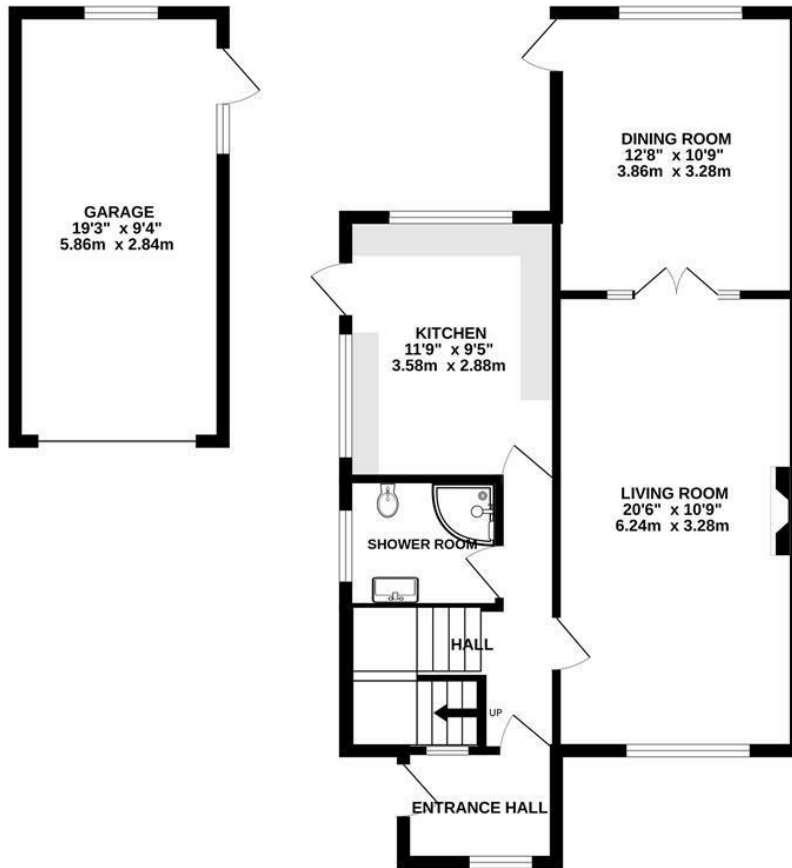
A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

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.

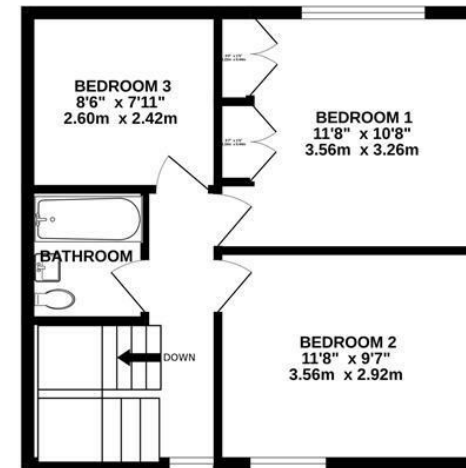
Tenure	Freehold
EPC	E
Council Tax Band	E



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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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