



55 Eastwick Drive, Great Bookham, Surrey, KT23 3PU

Price Guide £1,125,000



- DETACHED FOUR BEDROOM HOME
- IN NEED OF RENOVATION THROUGHOUT
- SCOPE TO MODERNISED OR REBUILD (STPP)
- 0.5 OF AN ACRE PLOT
- SOUGHT AFTER RESIDENTIAL ROAD
- 12 MINUTE WALK TO STATION
- 0.9 MILES TO BOOKHAM VILLAGE SHOPS
- WALK TO LOCAL SCHOOLS & AMENITIES
- CONVENIENT FOR ACRES OF OPEN GREENBELT
- NO ON-GOING CHAIN

## Description

Offering a wealth of potential to extend and modernised or rebuild entirely (STPP) is this older style detached family house nestling on a 0.5 of an acre plot with a sunny westerly aspect. The property is located in a sought after residential road within easy reach of excellent schools, local shops, station and acres of National Trust owned Greenbelt countryside nearby.

The property is approached by a sweeping driveway leading to the front door. An enclosed porch opens to a substantial front door and entrance hall. The ground floor space features three spacious reception rooms along with a cloakroom and a fitted kitchen.

On the first floor there are three double bedrooms, a further single bedroom and shower room with a separate w.c.

Outside the property features a 144' frontage (mean) with lawn, mature trees and shrubs. To the rear the garden is mainly laid to lawn with a sunny westerly aspect and extends to some 118'.

## Situation

The property is situated just 0.9 miles from Bookham village retailers which offer a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library and doctors and dental surgeries.

There is an excellent choice of local schools nearby including The Howard of Effingham Secondary, The Great Bookham School and Eastwick Schools. Furthermore Manor House School, St John's Leatherhead are also within easy reach.

Bookham station is just 0.6 miles away (12 minute walk) and offers services to London Waterloo, Victoria, London Bridge and Guildford in the opposite direction. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

Countryside pursuits are easily catered for with The National Trust owned Polesden Lacey and Bookham Common within easy reach along with Norbury Park, the gateway to the Surrey Hills, ideal for walking mountain biking and horse riding.

### Tenure

Freehold

### EPC

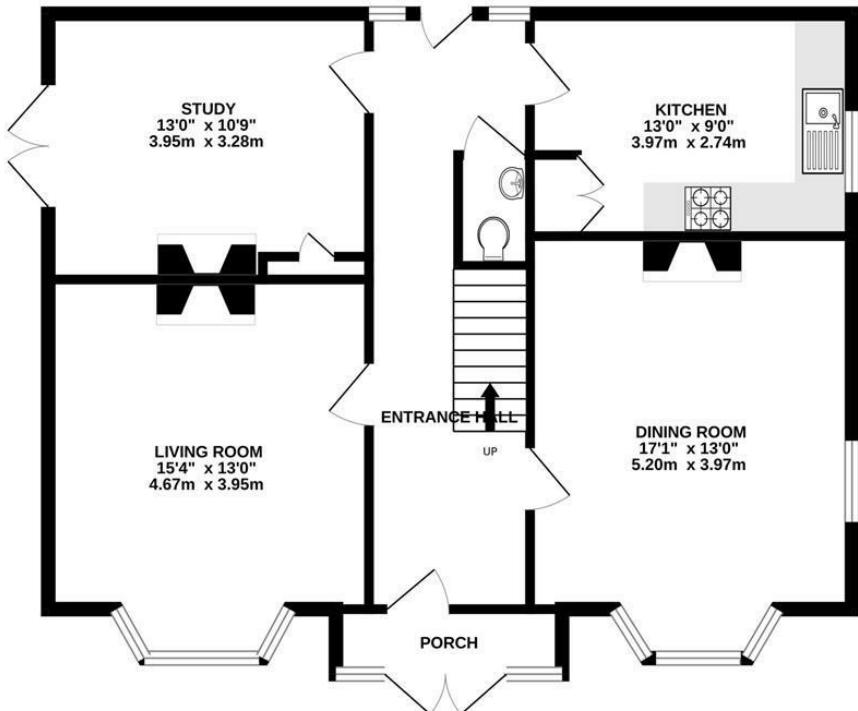
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### Council Tax Band

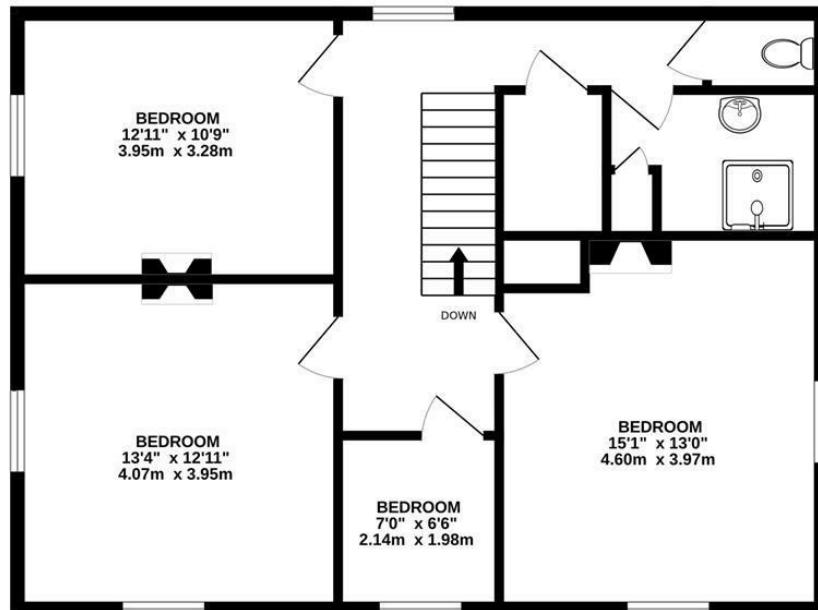
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GROUND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (146.9 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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