

248 Lower Road, Great Bookham, Surrey, KT23 4DL

Asking Price £600,000









- DETACHED CHALET STYLE HOUSE
- THREE BEDROOMS
- DINING ROOM
- MATURE REAR GARDEN
- VERY CONVENIENT FOR BOOKHAM VILLAGE
- SCOPE TO EXTEND (STPP)
- SITTING ROOM
- GROUND FLOOR BATHROOM
- DRIVEWAY PARKING AND GARAGE
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS

Description

This charming and deceptively spacious three-bedroom detached home offers over 1,500 sq ft of versatile accommodation, set within a mature plot in a highly convenient location close to Great Bookham village amenities, schools and transport links.

The property is approached via an entrance porch leading into a welcoming hallway which runs centrally through the house. To the front, a bright dining room provides an attractive entertaining space, while to the rear the property opens into an impressive sitting room overlooking the garden, an ideal space for family gatherings. The kitchen also sits at the rear of the home and with direct access to the garden, creating excellent potential for modern open-plan living (subject to any necessary consents). There is a bedroom at the front of the house and also on the ground floor is the family bathroom.

Upstairs is accessed via an inner hall on the ground floor. The landing has a large airing cupboard and there are two well-proportioned double bedrooms with eaves wardrobes.

Externally, the property enjoys a mature rear garden with established planting, lawned areas and outbuildings, providing a wonderful opportunity for gardening enthusiasts or those seeking a peaceful outdoor retreat. To the front of the property there is driveway parking and a garage.

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	F







Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft
Garage & Shed = 21.3 sq m / 229 sq ft
Total = 142.5 sq m / 1533 sq ft
(Including Eaves)

= Reduced headroom below 1.5m / 5'0



Ground Floor **First Floor**

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. (ID1347899)

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