

5 Downs Way, Bookham, Surrey, KT23 4BL

Offers In Excess Of £600,000









- EXTENDED 3 BEDROOM HOUSE
- NO ONWARD CHAIN
- KITCHEN BREAKFAST ROOM
- DRIVEWAY PARKING & GARAGE
- CATCHMENT AREA FOR POPULAR LOCAL SCHOOLS
- SCOPE TO EXTEND AND IMPROVE (STPP)
- 2 RECEPTION ROOMS
- GENEROUS GARDEN
- WITHIN EASY REACH OF THE NORTH DOWNS
- HALF A MILE TO BOOKHAM HIGH STREET

Description

This delightful semi-detached house offers three well-proportioned bedrooms, two reception rooms and a superb garden. Minutes from beautiful open countryside for walking and cycling the property is ideally located within walking distance of the shops and in catchment for popular schools both primary and secondary. There is scope to enlarge and improve the current house (subject to the usual consents), allowing you to tailor the property to your personal taste and needs. The property also benefits from NO ONWARD CHAIN.

On the ground floor the porch leads to an inviting entrance hall with access to the lounge and utility room. The large lounge with a feature fireplace has a bay window to the front and opens into the dining area with french doors leading to the rear garden. The dual aspect kitchen has built in storage units and built in appliances. There is also a handy utility area and downstairs cloakroom. The first floor offers two bedrooms with built-in wardrobes and a third bedroom, all serviced by a family bathroom. Externally, the property is set back from the road and the driveway leads to an attached garage with access to the rear garden. The secluded rear garden is mainly laid to lawn with mature hedges and a patio area.

** This property is being sold on behalf of a corporate client. It is marketed subject to remaining on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **

** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors and dental surgeries.

Within easy reach are Norbury Park, Polesden Lacey, Bookham Common and Denbies Wine Estate. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, 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 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, and Guildford are available from Bookham and Leatherhead Stations.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

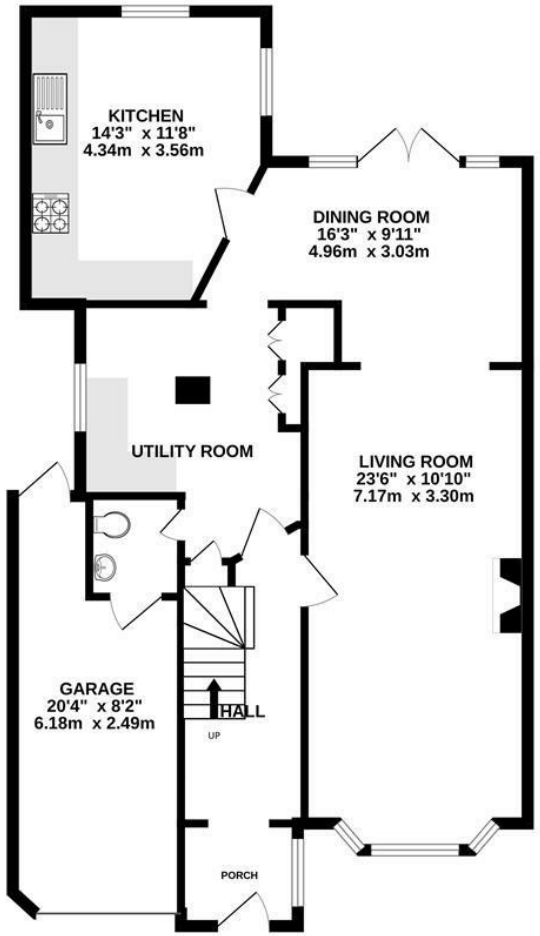
Tenure	Freehold
EPC	D
Council Tax Band	E



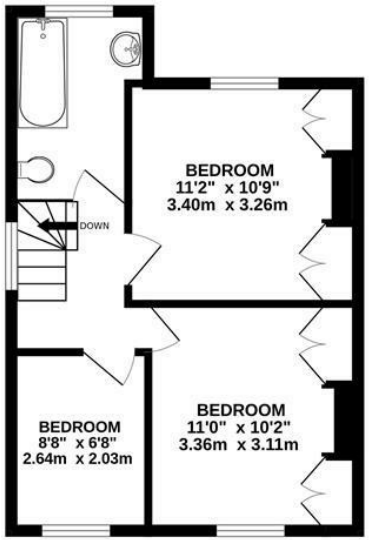




GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 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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