



15 Barn Meadow Lane, Great Bookham, Surrey, KT23 3HJ

Asking Price £636,950



- DETACHED THREE BEDROOM BUNGALOW
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN WITH GRANITE WORKTOPS
- DRIVEWAY PARKING & GARAGE
- CLOSE TO STATION & NATIONAL TRUST LAND
- SOUGHT AFTER RESIDENTIAL LOCATION
- SHOWER ROOM SUITE
- TWO RECEPTION ROOMS
- WALK TO LOCAL SHOPS & AMENITIES
- NO ON-GOING CHAIN

## Description

This spacious three double bedroom bungalow comes to the market and is offered for sale with no on-going chain. The property benefits from a modern shower room, detached garage and a delightful rear garden all conveniently located within 0.6 of a mile of local village shops and amenities and station nearby.

The front door opens onto a welcoming entrance hall with storage cupboards. The kitchen features plenty of granite worktop space for preparation ample cupboard storage and freestanding appliances. The sitting room to the rear offers space for a relaxed seating and leads onto a sun room overlooking the garden and is complemented by a dining room with space for a table and chairs. Three good sized bedrooms are served by a modernised shower room suite.

Outside the property is approached by a driveway leading to a detached garage. Gated side access leads onto a delightful rear garden, mainly laid to lawn with mature shrubs.

## Situation

Located close to Bookham village centre and only 10/15 minutes stroll from Bookham station and within the catchment area of good local schools. Bookham village offers a wide range of shops and amenities including a baker, butchers, fishmonger's, greengrocer, post office, supermarket, delicatessen and coffee shops. There is also a library, doctors and dental surgeries.

Bookham station provides frequent services to London, Guildford and Leatherhead. You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow Airports.

The National Trust owned Bookham Common is just down the road and is ideal for walkers, riders and cyclists alike. Other recreational facilities are available in the area including Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

**Tenure**

Freehold

**EPC**

D

**Council Tax Band**

F



Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 129.9 sq m / 1398 sq ft



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. (ID1193295)

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