



35 Howard Road, Great Bookham, Surrey, KT23 4PW

Price Guide £699,950



- WELL PRESENTED DETACHED HOME
- FABULOUS KITCHEN/LIVING/DINING AREA
- TWO FURTHER BEDROOMS
- SOUTH FACING REAR GARDEN MEASURING APPROX 103' X 25'
- HOWARD OF EFFINGHAM CATCHMENT AREA
- CHAIN FREE
- PRINCIPAL BEDROOM WITH DRESSING AREA AND WC
- BATHROOM AND SHOWER ROOM
- PLENTY OF DRIVEWAY PARKING
- 0.6 MILES TO BOOKHAM VILLAGE

## Description

This thoughtfully extended detached home delivers far more than first impressions suggest, offering bright, flowing accommodation that's perfectly suited to modern family life.

The front door opens into a welcoming entrance hall with space for coats and everyday storage, leading through to a comfortable living room centred around a decorative fireplace, an ideal cosy retreat away from the hub of the house. To the rear sits the true heart of the home: an impressive open-plan kitchen, dining and family space designed for both entertaining and day-to-day living. The family area features a character fireplace along with useful understairs storage and a cupboard housing the boiler, before opening seamlessly into a spacious kitchen/dining room with doors out to the garden, allowing light to pour in. The kitchen itself is well equipped with a comprehensive range of units, induction hob, double oven and grill, plumbing for a dishwasher and space for an American-style fridge freezer. A separate utility room keeps laundry tucked away, with additional appliance space, external access and direct entry to a convenient downstairs shower room, perfect for busy households or muddy boots after the garden.

Upstairs, a spacious landing with loft access leads to three well-proportioned bedrooms. The principal bedroom benefits from its own cloakroom and dressing area, creating a private and practical suite. Two further bedrooms are served by a modern family bathroom, making this layout ideal for families.

To the front, a generous driveway provides parking for several vehicles, with gated side access leading through to the rear. The south-facing garden is a real highlight, stretching to approximately 100ft and offering excellent privacy and sunshine throughout the day. Immediately adjoining the house is a substantial patio, perfect for summer dining and entertaining, with the remainder laid mainly to lawn and framed by flower beds. At the far end, a raised decking area hosts a sizeable home office measuring around 15'10 x 12'6, creating an ideal space for remote working, hobbies or a gym away from the main house.

## Situation

Situated on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

The village offers a wide range of shops and amenities including a baker, two butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

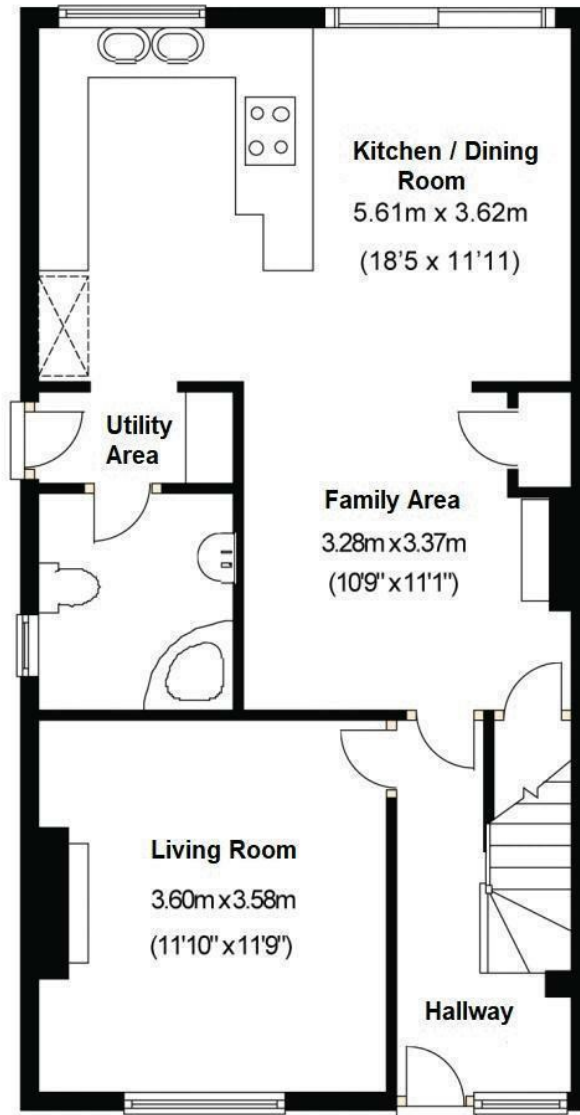
Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St. Teresa's Preparatory School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

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.

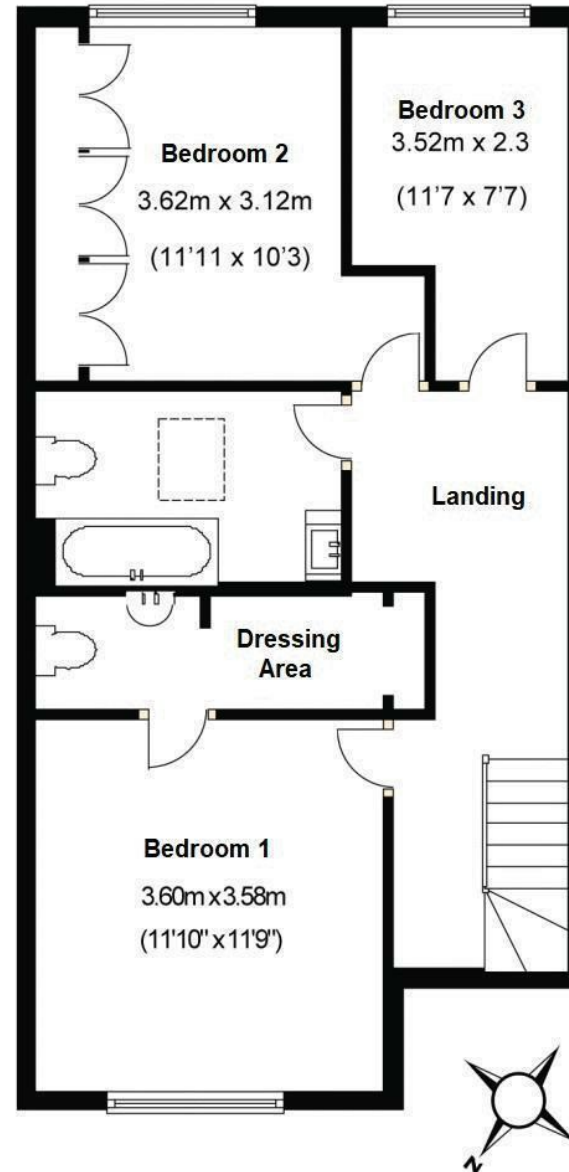
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|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | D        |
| <b>Council Tax Band</b> | F        |



## Ground Floor



## First Floor



Approximate gross internal floor area :1249 Sq.Ft / 116 Sq.M

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