

Lynwood 29 Sole Farm Road, Bookham, Surrey, KT23 3DW

Price Guide £795,000









- FOUR BEDROOM SEMI DETACHED HOME
- FITTED KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM SUITE
- EASY REACH OF LOCAL SCHOOLS
- STATION CLOSE TO HAND
- THREE/FOUR RECEPTION ROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- DELIGHTFUL 116' REAR GARDEN
- CONVENIENT FOR BOOKHAM COMMON
- VENDOR SUITED

Description

Situated in a convenient location for schools, station and shops is this extended four bedroom semi-detached family home. The property is well presented throughout and features a wealth of reception space for entertaining and also features a kitchen/breakfast room, ensuite to the main bedroom, a delightful landscaped garden extending to some 116' with a southerly aspect and has the added benefit of solar panels.

The accommodation comprises:- an enclosed entrance porch and front door opens onto an entrance hall with a useful study room off. The lounge/dining room provides a superb space for friends and family including a relaxed seating area in front of a feature fireplace. The dining rear boasts ample room for a table and chairs with double doors opening onto the patio. The kitchen/breakfast room benefits from plenty of worktops for preparation, cupboard storage, freestanding and integrated appliances along with a peninsular breakfast bar. Space is also available for a breakfast table.

The first floor landing has access to the loft space with a drop down ladder. The principal bedroom features fitted wardrobes and has its own en-suite shower room and w.c. Two further double bedrooms and a single are served by a family bathroom.

Outside the property is approached by a driveway for a number of cars. Gated side access leads to a utility/store room. The patio to the rear offers a sunny southerly aspect to enjoy summer dining with the remainder of the garden laid to lawn with perennial borders and two timber garden stores. In all it extends to some 116'.

Situation

Located within walking distance to the picturesque Bookham Common, residents can easily access beautiful walking trails and natural scenery, perfect for leisurely strolls or family outings.

Bookham Village is within easy reach and offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen.

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. There are also two nearby stations available; Bookham Station is within walking distance (15 minutes).

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School and is convenient for The Great Bookham School and Eastwick Schools nearby.

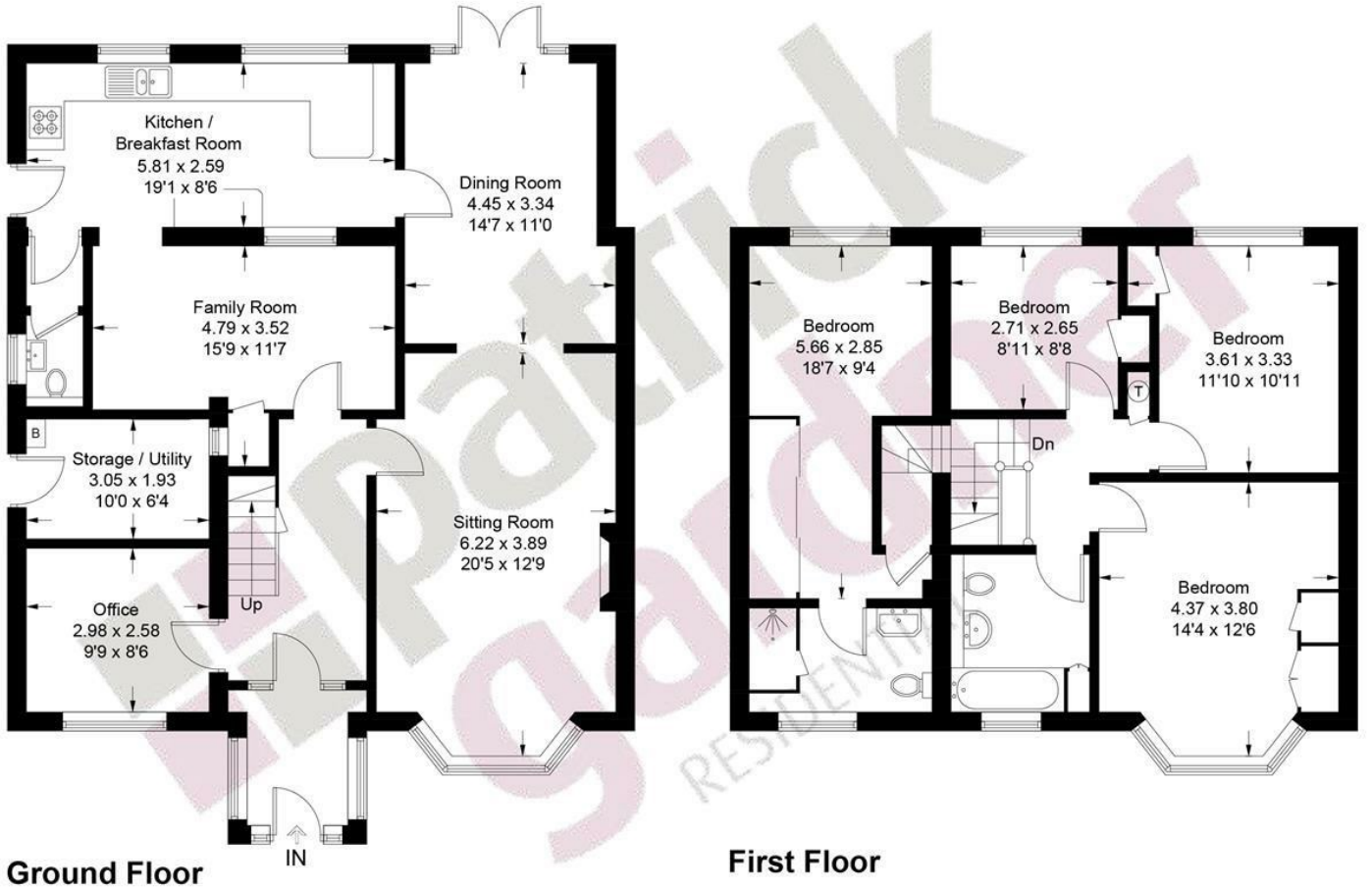
Tenure	Freehold
EPC	B
Council Tax Band	F







Approximate Gross Internal Area = 170.9 sq m / 1839 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. (ID1322165)

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