

7 Middlemead Road, Great Bookham, Surrey, KT23 3DA

Asking Price £572,500









- THREE BEDROOM SEMI-DETACHED HOME
- FITTED KITCHEN
- DRIVEWAY PARKING
- WALK TO EXCELLENT SCHOOLS
- CONVENIENT FOR STATION
- TWO RECEPTION ROOMS
- CONSERVATORY
- WESTERLY ASPECT GARDEN
- CLOSE TO LOCAL SHOPS
- VENDOR SUITED

Description

A well proportioned three bedroom semi-detached family home ideally situated for local village shops, schools and mainline station, nearby. The property benefits from driveway parking and a conservatory to enjoy a lovingly maintained garden with a sunny westerly aspect.

The property is approached by a driveway with parking which leads to the front door. The entrance hall provides a welcome to guests and the sitting room overlooks the front of the property and offers a relaxed seating area in front of wood burning stove. Access leads through to the dining room with kitchen off. The dining room has plenty of room for a table and chairs and benefits from a conservatory with double doors that open onto the garden. An archway opens onto the kitchen with ample worktops for preparation, fitted cupboards and space for freestanding appliances.

On the first floor there are three good sized bedrooms. The principal bedroom features ladder access to a loft room with a Velux window. All are served by a family bathroom suite.

Outside to the front, gated access leads to a brick built garden store. To the rear a delightfully well maintained cottage garden provides a tranquil space to enjoy the westerly aspect summer sun.

Situation

Middlemead Road is just half a mile from Bookham village which offers a wide range of shops and amenities including a baker, butchers, fishmonger, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

There are a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. The area is well catered for highly regarded local schools along with pre school facilities and this property is in the current catchment area for the Howard 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. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station.

Tenure	Freehold
EPC	C
Council Tax Band	D



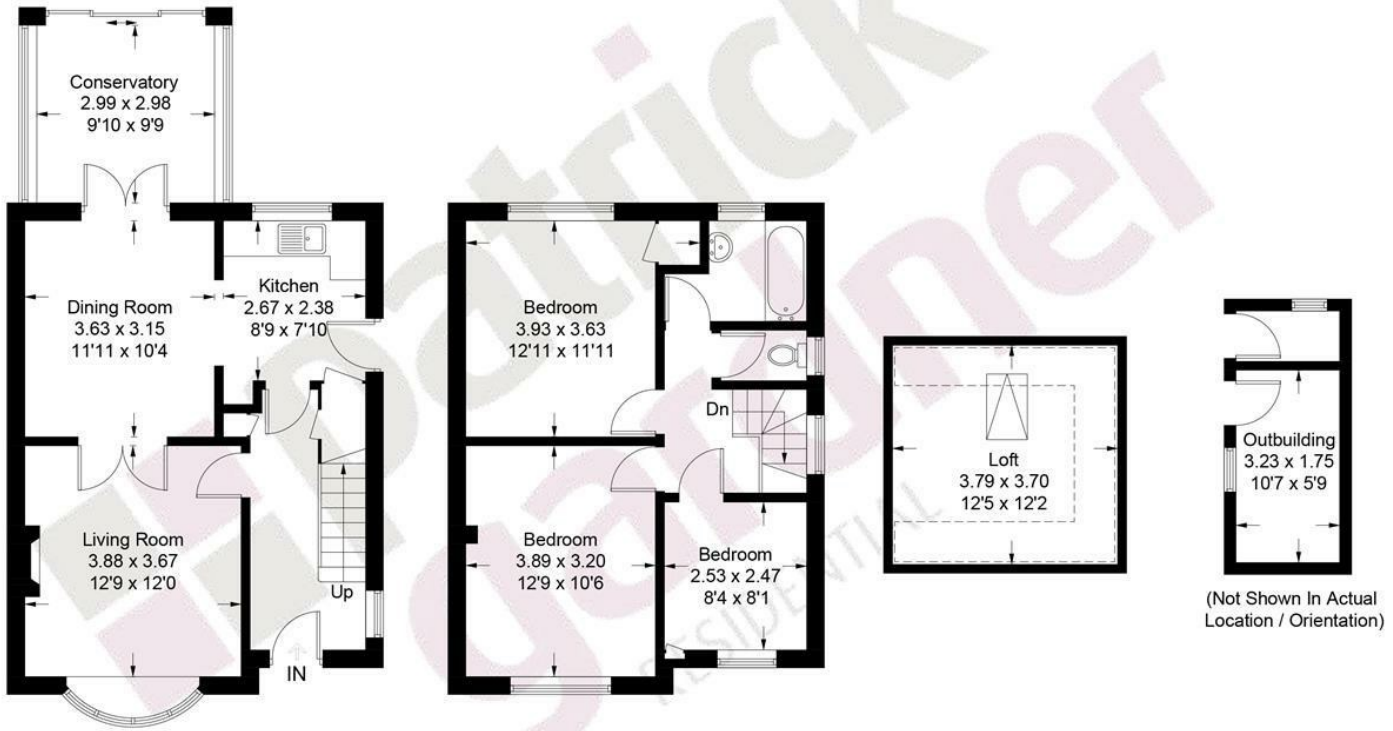




Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft
Loft = 14.1 sq m / 152 sq ft
Outbuilding = 7.4 sq m / 80 sq ft
Total = 118.6 sq m / 1277 sq ft

= Reduced headroom below 1.5m / 5'0

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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. (ID1320438)

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