

3 Newenham Road, Great Bookham, Surrey, KT23 4NH

Price Guide £548,800









- SEMI-DETACHED HOUSE
- SCOPE TO ENLARGE (STPP)
- DRIVEWAY & BRICK BUILT STORE
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- WALK TO VILLAGE SHOPS
- 3 GOOD SIZED BEDROOMS
- 2 RECEPTION ROOMS
- 85' REAR GARDEN
- 1.3 MILES TO BOOKHAM STATION
- NO ONWARD CHAIN

Description

This three bedroom family home is situated within easy reach of Bookham's shops and schools and offers a superb 85' garden, scope to enlarge (stpp) and no onward chain.

As you open the front door you are welcomed into the entrance hall with a downstairs cloakroom off. The dual aspect living room features a fireplace and doors leading out to the garden. The dining room also overlooks the rear garden and offers a hatch through to the kitchen. The kitchen is fitted with ample storage cupboards, space for appliances and being dual aspect is flooded with light.

On the first floor are three good size bedrooms, the principal bedroom benefitting from fitted wardrobes, and a family bathroom.

Gated side access leads to the superb 85' rear garden with a brick built store, patio and lawn with mature tree and shrub borders.

Situation

Ideally located just minutes walk from the local shops and Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

Popular local schools are also with easy reach and include Great Bookham School, The Eastwick Schools and The Howard of Effingham School.

Bookham station is just over a mile away and offers frequent rail services to London/ Guildford/ Leatherhead. There is also convenient access to the A3, Junction 9 of the M25 and it is almost equidistant between Heathrow and Gatwick International Airports.

There is a wide selection of recreational facilities available in the area for families including Bocketts Farm, Polesden Lacey, Norbury Park and Bookham Common.

Tenure	Freehold
EPC	D
Council Tax Band	D

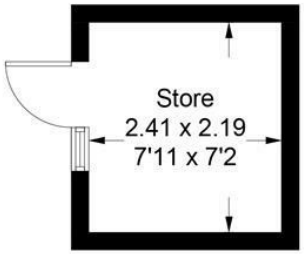




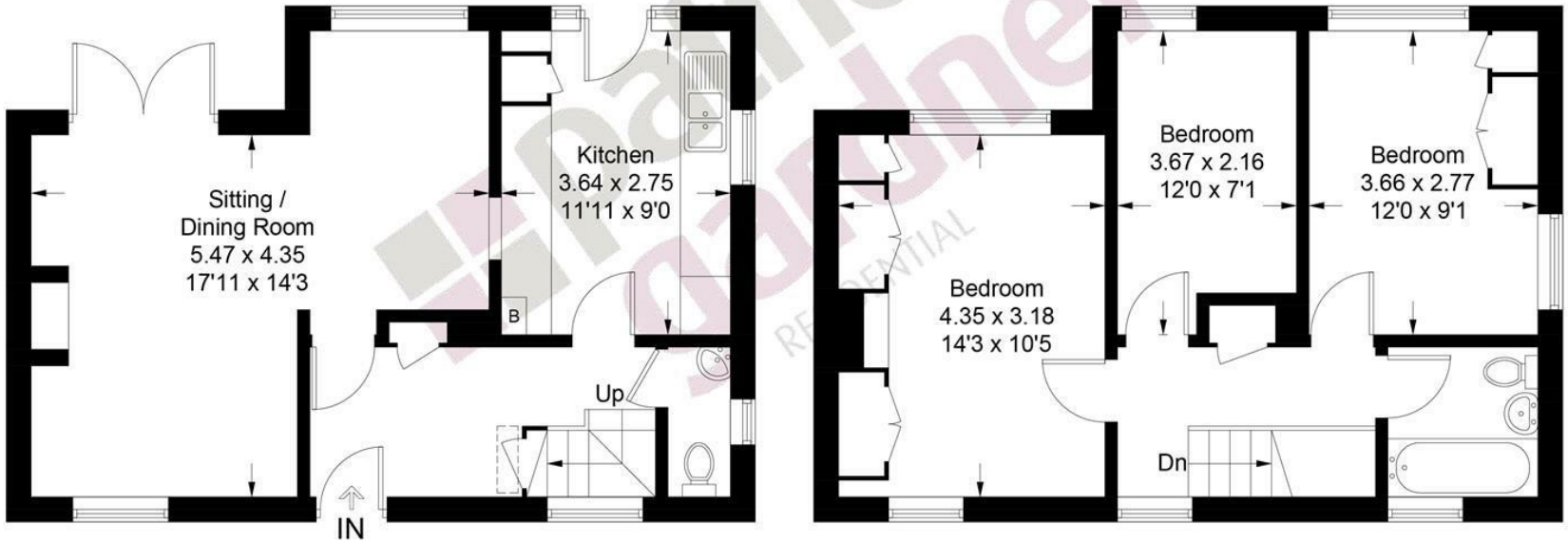


Approximate Gross Internal Area = 86.2 sq m / 928 sq ft
Store = 5.3 sq m / 57 sq ft
Total = 91.5 sq m / 985 sq ft

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor **First Floor**

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. (ID1314383)

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