



24 Mill Close, Great Bookham, KT23 3JX

Price Guide £1,199,950



- DETACHED 4 BED HOUSE
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- STUDY
- DRIVEWAY PARKING & DOUBLE GARAGE
- WALKING DISTANCE TO BOOKHAM SHOPS
- SOUGHT AFTER CUL-DE-SAC LOCATION
- SEPARATE SITTING ROOM
- APPROX 78' X 52' REAR GARDEN
- EASY ACCESS TO BOOKHAM STATION
- POPULAR LOCAL SCHOOLS

## Description

This detached family home is situated in a much sought after cul-de-sac within a short walk of Bookham village, Bookham station and the Common. The property features four bedrooms, two bathrooms and a wonderful open plan kitchen/dining/living space.

As you walk through the front door you are welcomed into a spacious entrance hall with direct access to the garage and a downstairs cloakroom. Off the entrance hall are double doors leading to a modern kitchen/dining/living space with full width sliding doors and electric blinds. Additionally on the ground floor there is a study to the front, a separate sitting room with an electronically controlled fire and a utility room to the rear of the kitchen.

On the landing there is an airing cupboard and access to the loft space. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom. The three further bedrooms all contain built-in storage and are serviced by the family bathroom.

To the front of the property there is a front lawn and driveway parking for several vehicles leading to the double garage with power and light. The garage also houses the processing unit for the solar panels. Gated side access leads to the rear garden. The garden measures approximately 78' x 52' and comprises a raised patio adjoining the rear of the house, lawn and mature shrubs and hedging borders.

## Situation

Mill Close is a peaceful cul-de-sac located off Church Road and within 10 minutes walk of Bookham High Street. The village offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, two small supermarkets and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

Bookham station is a 10 minute walk away offering services to London while Leatherhead town centre, with its more extensive range of shops and restaurants, is located 4 miles away.

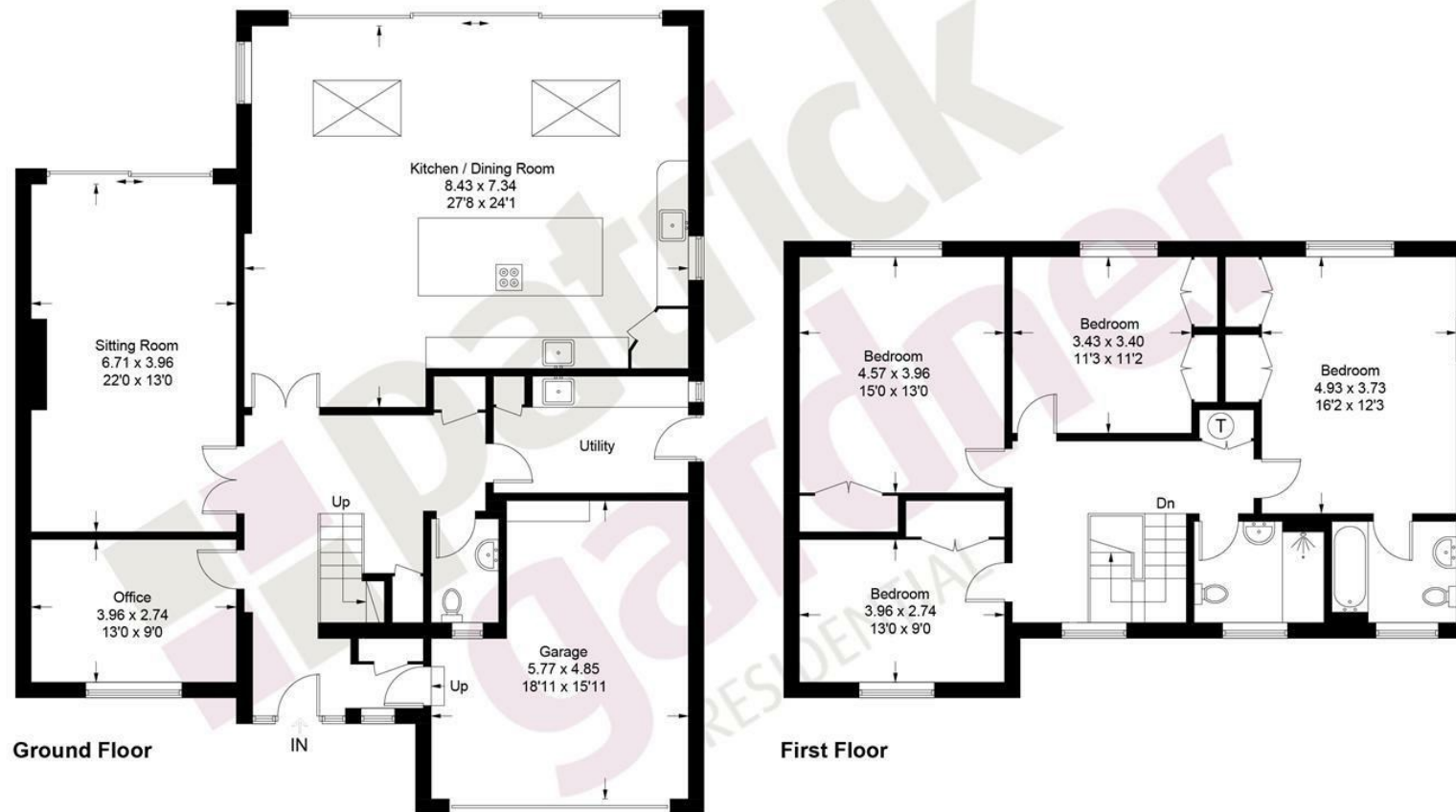
Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

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.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 255.1 sq m / 2746 sq ft  
(Including Garage)



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. (ID1265397)

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