



patrick
gardner
RESIDENTIAL

10 East Street, Great Bookham, Surrey, KT23 4QU

Price Guide £410,000



- CHARMING CHARACTER COTTAGE
- 2 BEDROOMS
- KITCHEN
- SOUTH WEST GARDEN
- WALKING DISTANCE OF POPULAR SCHOOLS
- LOCATED IN THE HEART OF THE VILLAGE
- THROUGH LIVING DINING ROOM
- FAMILY BATHROOM
- ON STREET PARKING
- EASY ACCESS TO LOCAL NATIONAL TRUST

Description

Perfectly located a few minutes stroll from beautiful Bookham village High Street this two bedroom Victorian property oozes charm and character and offers many original features and a gorgeous cottage garden.

The front door leads into the open plan dual aspect living/dining room with a feature open fireplace and stairs to the first floor. The kitchen is fitted with base and wall units giving plenty of storage and has space for fridge/freezer and washing machine. There is a door from the kitchen which leads to the rear garden.

On the first floor there is one double bedroom with fitted wardrobes and a single bedroom along with a spacious bathroom with white suite comprising bath with shower over, basin and w.c., and an airing cupboard.

Gated access leads from the front of the house to the rear garden which is a lovely secluded area with patio, plenty of mature shrubs, a lawned area and a storage shed.

NB. A right of way exists in favour of number 9 across the rear of number 10.



Situation

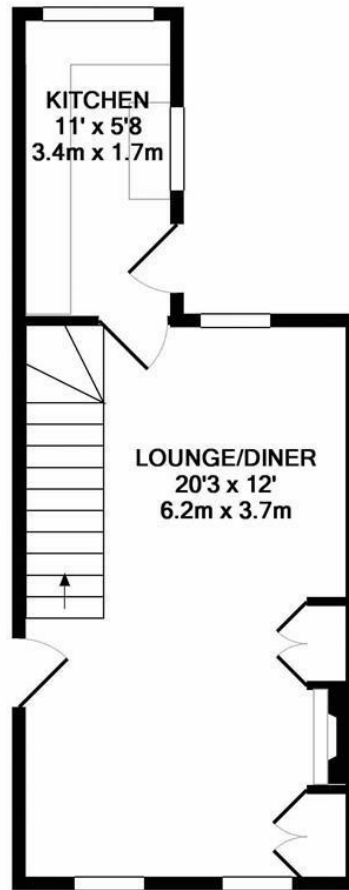
The property is situated within walking distance of Bookham shops and amenities which includes a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Norbury park is within short walking distance with Polesden Lacey also easily accessible.

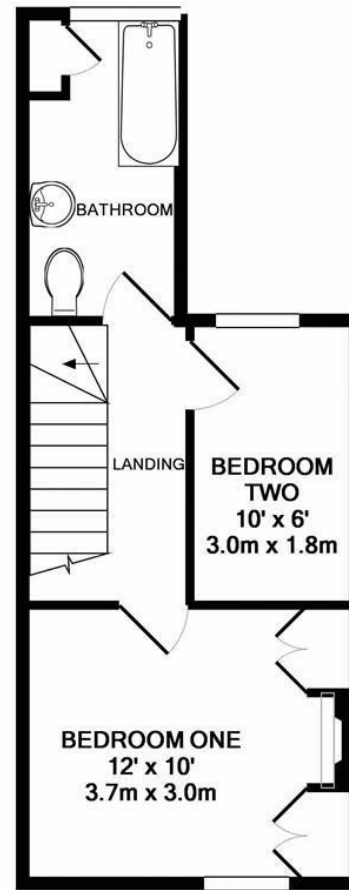
Within the locality there are a number of excellent local schools both private and state funded including Polesden Lacey School, The Great Bookham School and The Eastwick Schools to name but a few.

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 Waterloo, Victoria and London Bridge with Guildford in the opposite direction from Bookham Station.

Tenure	Freehold
EPC	D
Council Tax Band	D



GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017



43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

