



patrick
gardner
RESIDENTIAL

6 Downs Way, Great Bookham, Surrey, KT23 4BW

Price Guide £605,000



- EXTENDED 3 BEDROOM HOUSE
- 2 RECEPTION ROOMS
- GENEROUS SOUTH BACKING GARDEN
- HALF A MILE TO BOOKHAM HIGH STREET
- CATCHMENT AREA FOR POPULAR LOCAL SCHOOLS
- SCOPE TO EXTEND AND IMPROVE (STPP)
- KITCHEN BREAKFAST ROOM
- DRIVEWAY PARKING & GARAGE
- WITHIN EASY REACH OF THE NORTH DOWNS
- NO ONWARD CHAIN

Description

This delightful semi-detached house offers three well-proportioned bedrooms, two reception rooms and a superb South backing garden. Minutes from beautiful open countryside for walking and cycling the property is ideally located within walking distance of the shops and in catchment for popular schools both primary and secondary. There is scope to enlarge and improve the current house (subject to the usual consents), allowing you to tailor the property to your personal taste and needs. The property also benefits from NO ONWARD CHAIN.

As you open the front door you are welcomed into the entrance porch with ample space for storage and cupboards. There is a dual aspect living room with a fireplace and a dining room overlooking the rear garden. The fitted kitchen offers space for a breakfast table and includes a cooker, washing machine and fridge freezer. There is an inner hallway with a cloakroom off and stairs to the first floor.

There is a bright and spacious landing with an airing cupboard and loft access. There are three good sized bedrooms, two of which benefit from fitted wardrobes, and a family bathroom with a separate wc.

To the front of the property is a well maintained garden and driveway parking for three vehicles leading to the garage which has an up and over door, power, light and houses the gas fired boiler.

Side access leads to the 90' rear garden that enjoys a sunny south-facing aspect, perfect for those who appreciate outdoor space. The garden offers a paved patio, mature borders, lawn, garden shed, greenhouse and a tucked away vegetable patch.

Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors and dental surgeries.

Within easy reach are Norbury Park, Polesden Lacey, Bookham Common and Denbies Wine Estate. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

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, and Guildford are available from Bookham and Leatherhead Stations.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The 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.

Tenure	Freehold
EPC	D
Council Tax Band	F



Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 121.6 sq m / 1309 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. (ID1255304)

www.bagshawandhardy.com © 2025

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.

