



**patrick
gardner**
RESIDENTIAL

1 Whitehaven Drive, Great Bookham, KT23 4FE

Offers In Excess Of £650,000



- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- LUXURY FITTED KITCHEN/BREAKFAST ROOM
- PRIVATE GARDEN
- GARAGE AND PRIVATE PARKING

- WALKING DISTANCE TO BOOKHAM VILLAGE
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- LARGE SITTING ROOM
- PATIO AND BBQ AREA
- EASY ACCESS FOR EXCELLENT SCHOOLS

Description

This stunning semi-detached three bedroom house offers a perfect blend of modern living and convenience. Built in 2018 by a reputable local developer and is located within an easy walk of Bookham's shops and Bookham Train Station.

Upon entering you are welcomed into a bright entrance hall with a downstairs cloakroom and understairs storage cupboard. Off the entrance hall, the well equipped kitchen/breakfast room is fitted with a range of units and integrated appliances. To the rear of the property there is a full width dual aspect sitting room with a feature fireplace and bifold doors to the garden.

On the first floor there are three good bedrooms with the main bedroom benefiting from fitted wardrobes and a luxury en-suite shower room. The accommodation is completed with a luxury family bathroom.

To the front of the property there is driveway parking leading to the garage. Gated side access leads to the west facing garden which offers a lovely outdoor space, perfect for enjoying the sunshine or hosting summer barbecues. The garden measures approximately 55' and offers a good sized patio and barbecue pergola area with the remainder of the garden laid to lawn.

Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, a 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

Tenure

Freehold

EPC

B

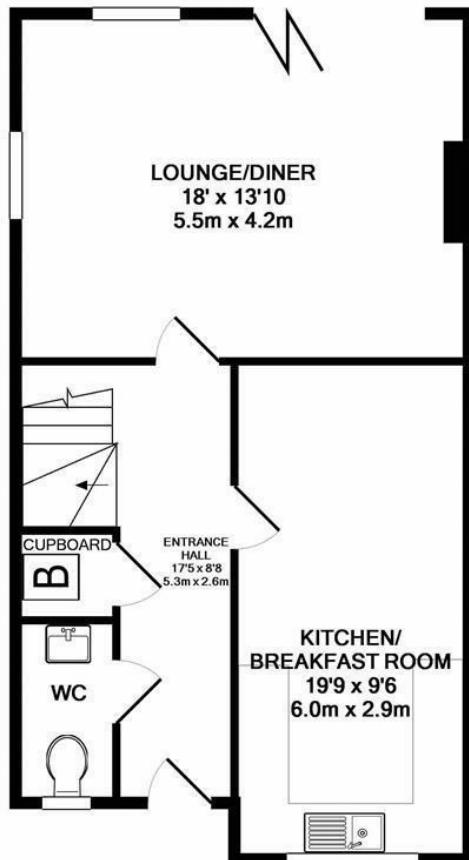
Council Tax Band

E

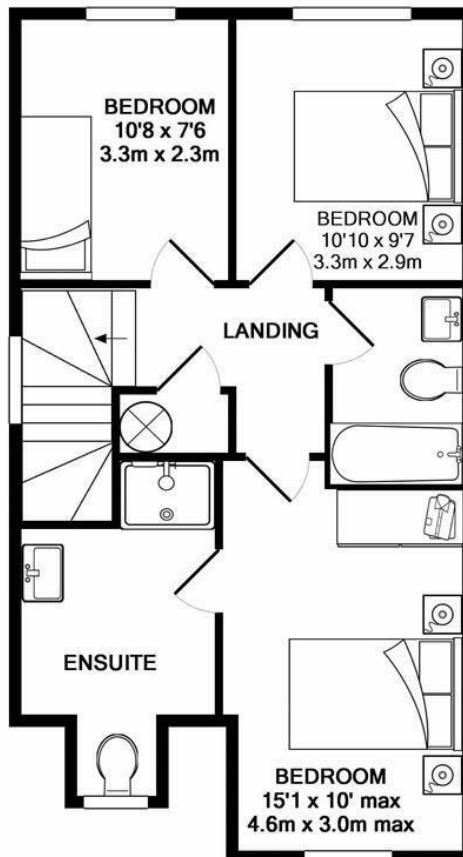
Residents Service Charge

Approximatley £50-£100 per annum





GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.5 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.

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