



Ash Grove 30 Bracken Close, Great Bookham, Surrey, KT23 3ER

Asking Price £525,000



- LINK DETACHED HOUSE
- CUL-DE-SAC LOCATION
- 4 RECEPTION AREAS
- GARDEN
- CLOSE TO STATION
- IN NEED OR MODERNISATION
- 3 BEDROOMS
- DRIVEWAY PARKING
- CATCHMENT FOR POPULAR SCHOOLS
- NO ONWARD CHAIN

Description

This link detached three bedroom family home has been extended to offer excellent family accommodation in a quiet cul-de-sac. The property would benefit from modernisation and updating and is offered to the market with no onward chain.

There is a porch leading to the entrance hall with the airing cupboard and downstairs cloakroom off. To the front of the property is the dining room with a serving hatch through to the kitchen. Off the kitchen is a small utility area with a side door to outside. The living room overlooks the rear garden and features sliding doors to the conservatory. Off the conservatory is a family room, also with a door out to the garden.

Stairs lead to the bright and spacious landing. There are two double bedrooms, both with built in wardrobes, and a good sized single room. There is family bathroom that serves all the bedrooms.

To the front of the property there is driveway parking for 2 cars. Gated side access leads to the rear garden which measures approximately 27' x 38', features a paved patio with the remainder laid to lawn with flower bed borders.

Situation

Conveniently located for the station and common and within a mile of the village centre which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The area is well catered for highly regarded local schools and including the Howard of Effingham.

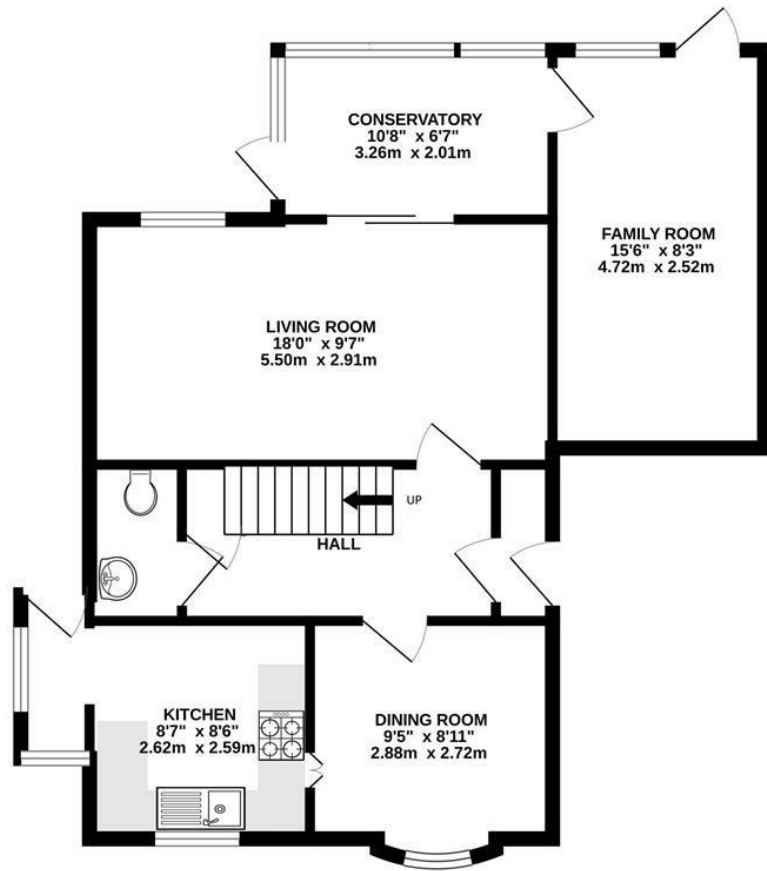
Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs.

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/ Guildford/ Leatherhead are available from Bookham Station.

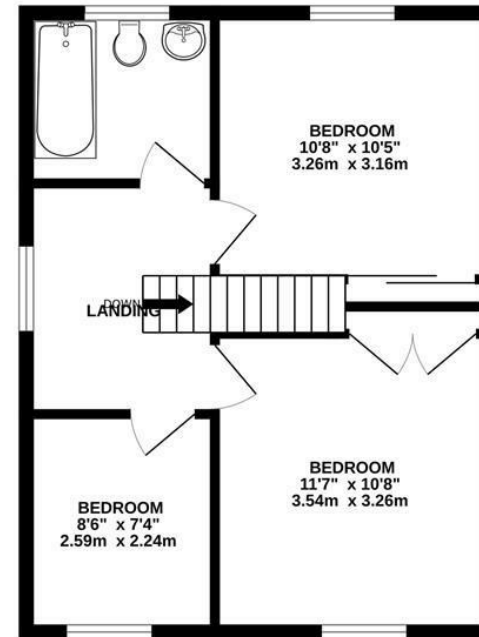
Tenure	Freehold
EPC	D
Council Tax Band	E



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023



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.

