



**patrick
gardner**
RESIDENTIAL

4 Maple Grove, Bookham, Surrey, KT23 4NG

Asking Price £850,000



- IMPRESSIVE FOUR BEDROOM RESIDENCE
- OPENPLAN LIVING/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- DETACHED GARAGE
- EASY ACCESS FOR EXCELLENT SCHOOLS
- SOUGHT AFTER CUL-DE-SAC LOCATION
- BEAUTIFULLY FITTED KITCHEN
- GROUND FLOOR UNDERFLOOR HEATING
- 0.5 MILES TO BOOKHAM VILLAGE CENTRE
- WALK TO POLESDEN LACEY

Description

An impressive four bedroom semi-detached home situated in a sought after private cul-de-sac convenient for independent retailers, excellent local schools and The National Trust owned Polesden Lacey nearby. The property boasts some superb open plan living space for entertaining along with a study, ideal for modern living standards.

The property has been finished to an excellent specification and the accommodation includes a large entrance hall with oak engineered wood flooring and downstairs cloakroom.

Double doors lead to the large triple aspect living/dining room with feature coal effect gas fireplace and French doors out to the patio. There is a superb kitchen, also with oak engineered wood flooring, which is fully equipped with integrated appliances and granite worktops, a separate utility room with storage cupboards, spaces for both a washer and a dryer and a new energy efficient gas boiler installed in 2025. The ground floor also benefits from underfloor heating and a study.

On the first floor are four bedrooms. The principal bedroom benefits from a range of fitted wardrobes and an en-suite. There are a further 3 bedrooms, of which the two to the front of the house have blackout roller blinds, and a family bathroom with a separate shower. There is a separate airing cupboard on the upstairs landing and the property has the benefit of a Mega Flow hot water system.

To the front of the property there is a brick paved driveway for several cars and a detached garage with an electric up and over door, power and light. The house benefits from gated side access leading to the rear garden. There is a patio adjoining the rear of the house and a landscaped garden with lawn and shrub borders.

Situation

The property is situated just over half a mile from Bookham High Street with its wide range of shops and amenities including a bakers, two butchers, a fishmongers, two greengrocers, post office, two supermarkets and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries.

The area is well catered for highly regarded local schools and this property is in the current catchment area for 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 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/ Guildford/ Leatherhead are available from Bookham Station.

Tenure

Freehold

EPC

C

Council Tax Band

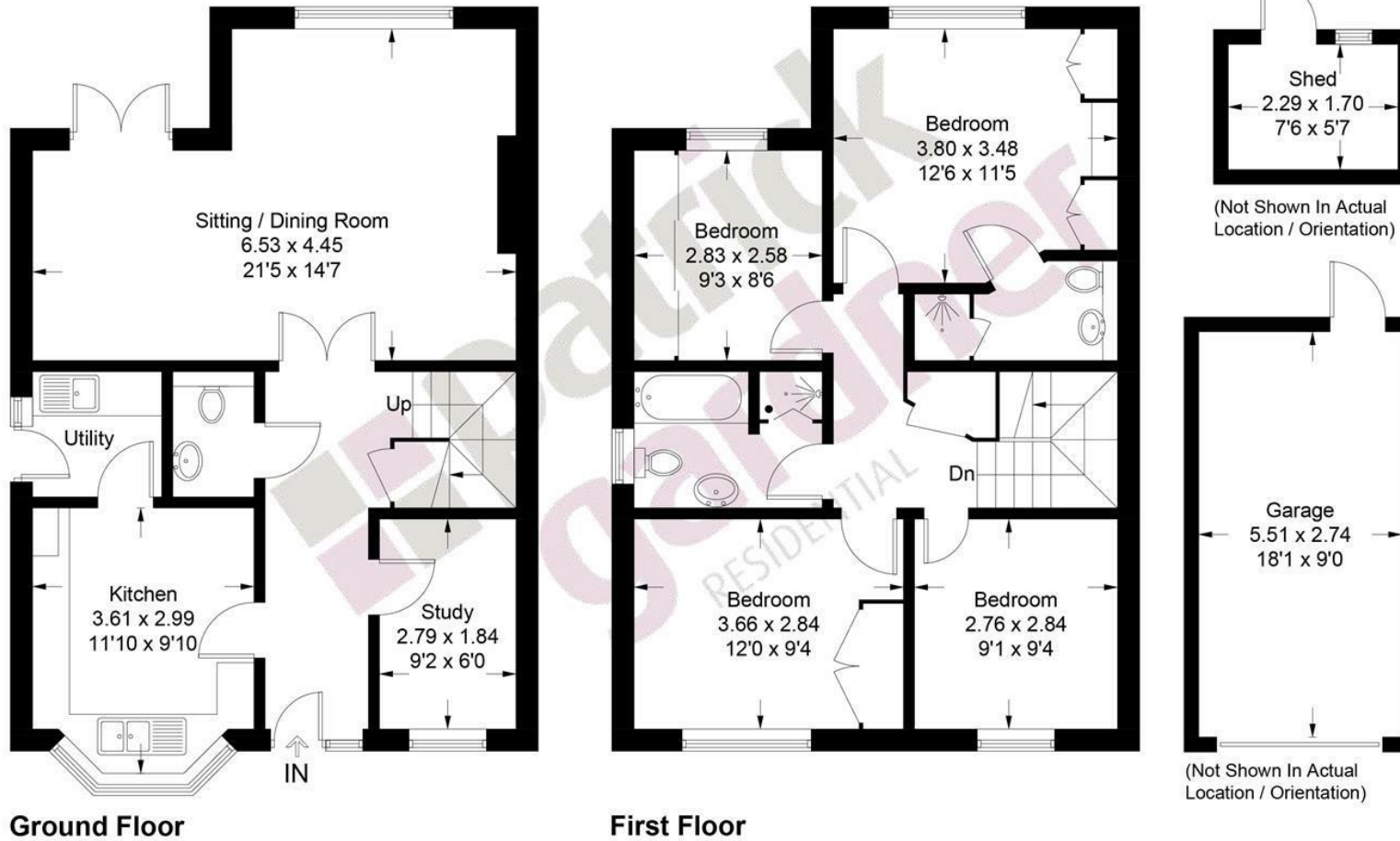
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Service Charge

£256 for 2025 (Variable, annual cost shared by 6 houses)



Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft
 Garage & Shed = 19.0 sq m / 204 sq ft
 Total = 136.0 sq m / 1463 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. (ID1289519)

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