



62A Barn Meadow Lane, Great Bookham, Surrey, KT23 3EY

Price Guide £685,000



- THREE BEDROOM DETACHED CHALET BUNGALOW
- KITCHEN/DINING ROOM
- DRIVEWAY PARKING
- CLOSE TO BOOKHAM COMMON
- EASY ACCESS TO LOCAL SCHOOLS

- SPACIOUS LOUNGE
- SCOPE TO MODERNISE
- DOUBLE GARAGE
- CONVENIENT FOR STATION & SHOPS
- NO ONWARD CHAIN

Description

Located in a popular residential road conveniently located for village shops, schools and station is this three bedroom detached chalet style family home offering flexible accommodation and further potential to modernise to the buyer's specification.

The accommodation comprises an entrance hall which leads into a bright and spacious sitting room with electric fire, ample space for seating and sliding patio doors onto the garden. The kitchen provides storage with wall mounted and countertop cupboards and added space for white goods, and opens into the dining room. Off the kitchen, there is also a large conservatory area that also allows for access to the rear of the garage. Off the entrance hall, there is also a shower room which would allow for a room downstairs to be used as a bedroom if required. On the first floor there are three good sized bedrooms with fitted wardrobes and a further family bathroom.

Outside the property benefits from driveway parking for multiple cars, leading to a double garage and gated access which opens onto a secluded rear garden which is mainly laid to lawn with shrub borders and a patio area.

Situation

Located close to Bookham village centre and only 10/15 minutes stroll from Bookham station and within the catchment area of good local schools. Bookham village offers a wide range of shops and amenities including a baker, butchers, fishmonger's, greengrocer, post office, supermarket, delicatessen and coffee shops. There is also a library, doctors and dental surgeries.

Bookham station provides frequent services to London, Guildford and Leatherhead. You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow Airports.

The National Trust owned Bookham Common is just down the road and is ideal for walkers, riders and cyclists alike. Other recreational facilities are available in the area including Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

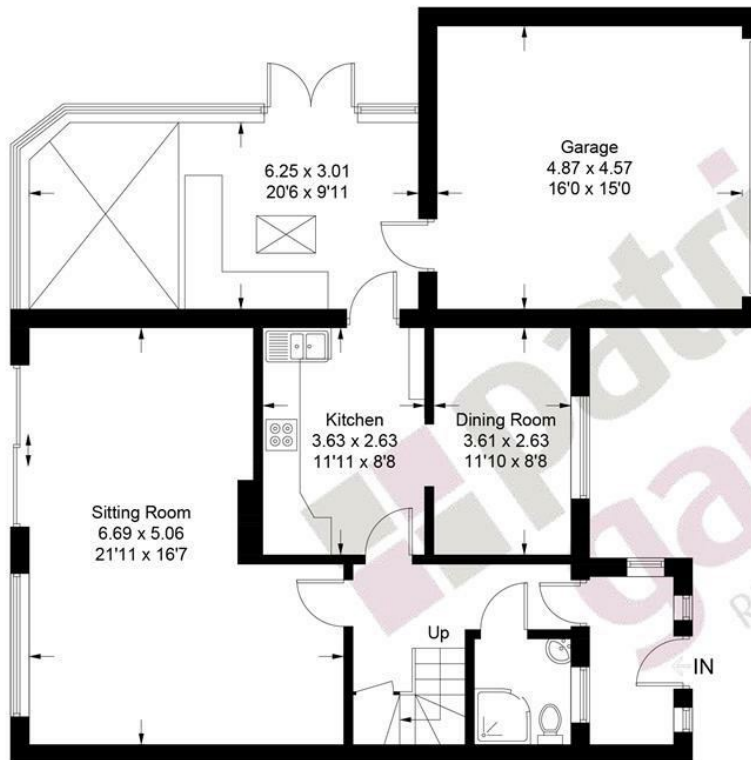
Tenure	Freehold
EPC	C
Council Tax Band	F



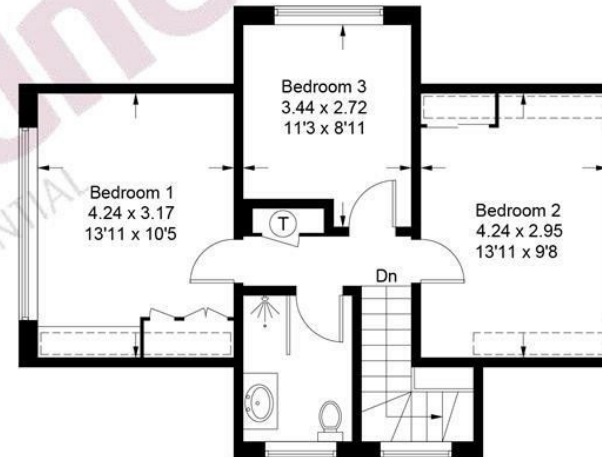
Approximate Gross Internal Area = 154.7 sq m / 1665 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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. (ID1308279)