



13 Greville Court, Great Bookham, KT23 4DS

Price Guide £425,000



• MID-TERRACED HOUSE

• DUAL ASPECT LIVING DINING ROOM

• BATHROOM

• RESIDENTS & VISITOR PARKING

• 2 DOUBLE BEDROOMS

• FITTED KITCHEN

• SECLUDED REAR GARDEN

• WALKING DISTANCE TO BOOKHAM HIGH STREET

## Description

Ideal as a downsize or first time buy and situated in a popular cul-de-sac is this delightful two bedroom contemporary terraced house. Located within easy walking distance of village shops and amenities nearby, the property benefits from its own private garden.

As you open the front door you enter a welcoming entrance hall. There is a dual aspect living dining room with sliding doors to the garden from the dining end. The kitchen is fitted with a range of units and offers space for a dishwasher, washing machine, cooker and fridge freezer.

On the first floor there are two good sized bedrooms, both offering built in and fitted wardrobes, and a bathroom fitted with a white suite.

There is a private secluded garden with a patio and garden shed with power and light. There is a gate at the end of the garden offering secure rear access. Ample parking is available in the development for residents and visitors.

## Situation

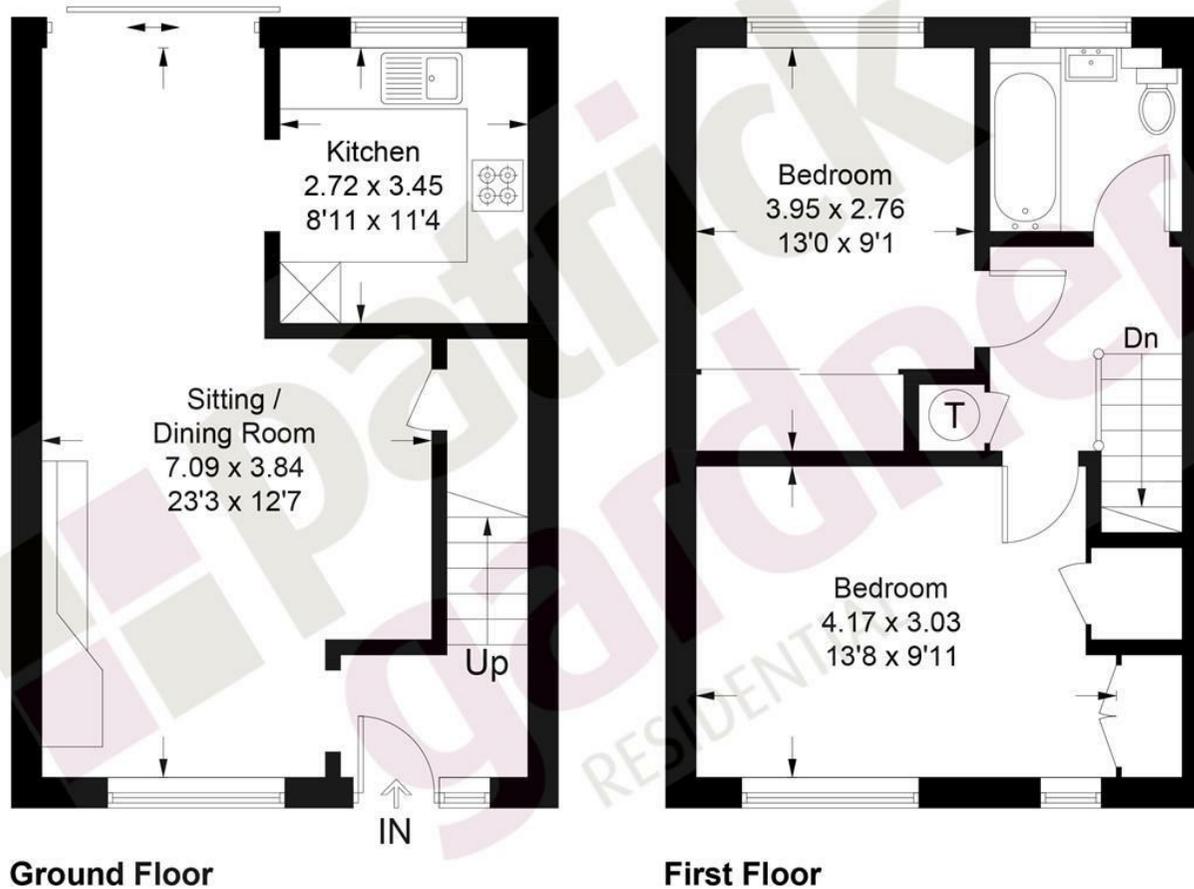
Greville Court is situated half a mile from Bookham village which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, small supermarkets and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

Bookham station is just 1.4 miles away and there is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard of Effingham. You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	D
<b>Residents Service Charge</b>	approx £520 per annum



Approximate Gross Internal Area = 69.1 sq m / 744 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. (ID1224340)  
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