



2 Parklands, Great Bookham, Surrey, KT23 3NB

Price Guide £800,000



- FOUR BEDROOM DETACHED HOUSE
- THREE RECEPTIONS ROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARAGE
- QUIET CUL-DE-SAC LOCATION
- KITCHEN AND UTILITY ROOM
- THREE FURTHER BEDROOMS
- LOVELY SECLUDED GARDEN
- EASY WALK TO BOOKHAM COMMON & STATION

## Description

Set in a quiet cul-de-sac, this four-bedroom detached house offers practical and well-proportioned family living. Located within easy reach of local schools, parks, and transport links, this home is ideal for families seeking a quiet yet well-connected location with the potential to update and personalise to taste.

On the ground floor, there is an inviting entrance hallway with cloakroom, a bright living room with doors leading to the dining room, and patio doors opening onto the rear garden. The kitchen offers fully fitted base and wall units and space for a dishwasher and fridge, while a separate utility room provides additional practicality with direct access to the garden. A separate study completes the ground floor, ideal for those working from home.

Upstairs, the property features a principal bedroom with an en-suite bathroom, two further double bedrooms, a single bedroom ideal as a nursery or second office, and a family bathroom.

Outside, the property benefits from driveway parking plus a single garage with gated side access to the rear of the property. The secluded rear garden with patio adjoins the property, providing a private space for relaxing or entertaining.

## Situation

Ideally situated for both Bookham station and Bookham village which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded.

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

G


### Residents Association Cost

Approx £100 per annum



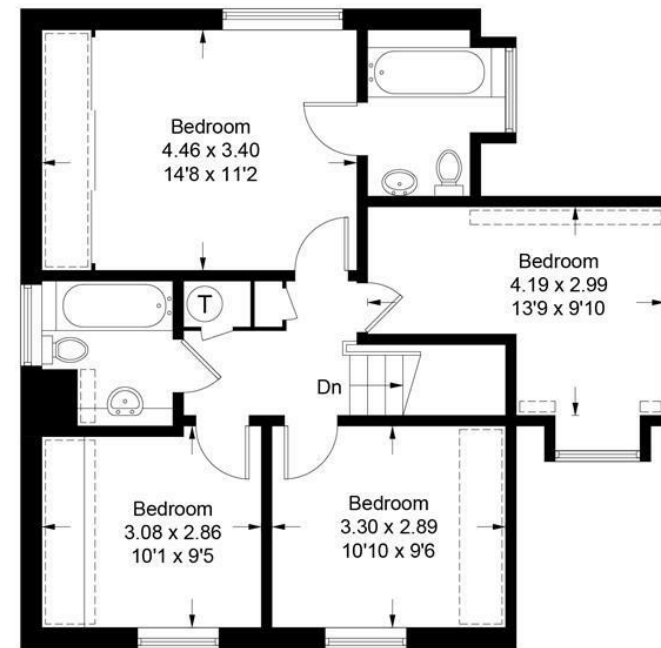
Approximate Gross Internal Area = 134.4 sq m / 1447 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 147.3 sq m / 1586 sq ft



 = 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. (ID1219201)