



29 Barn Meadow Lane, Great Bookham, Surrey, KT23 3EZ

Price Guide £699,950



- FOUR BEDROOM DETACHED CHALET
- TWO BATHROOM SUITES
- FLEXIBLE ACCOMMODATION
- MATURE REAR GARDEN
- CONVENIENT FOR LOCAL SHOPS`
- BRIGHT SITTING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- AMPLE DRIVEWAY PARKING & GARAGE
- NO ON-GOING CHAIN
- EASY ACCESS FOR SCHOOLS & STATION

Description

This four bedroom detached chalet style house is situated in a convenient position for local village shops, schools and mainline station and comes to the market within no on-going chain. The property features flexible family accommodation and offers further potential to modernise subject to the usual consents being obtained.

An enclosed entrance porch leads to a bright sitting room with a relaxed seating area overlooking the garden. An inner hall with a cloaks cupboard leads to two double bedrooms, one currently used as a dining room, both with fitted wardrobes which are served by a downstairs bathroom suite. The kitchen/breakfast room offers a good range of fitted cupboards, freestanding, fitted appliances and plenty of room for a breakfast table.

The first floor features two good sized bedrooms and a further bathroom suite.

Outside the property benefits from ample driveway parking leading to an attached garage. Gated access opens onto a mature garden laid to lawn.



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's, two butchers, a fishmonger's, a greengrocer's, a post office, a supermarket and several delicatessens and coffee shops. There is also a post office, a library and 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

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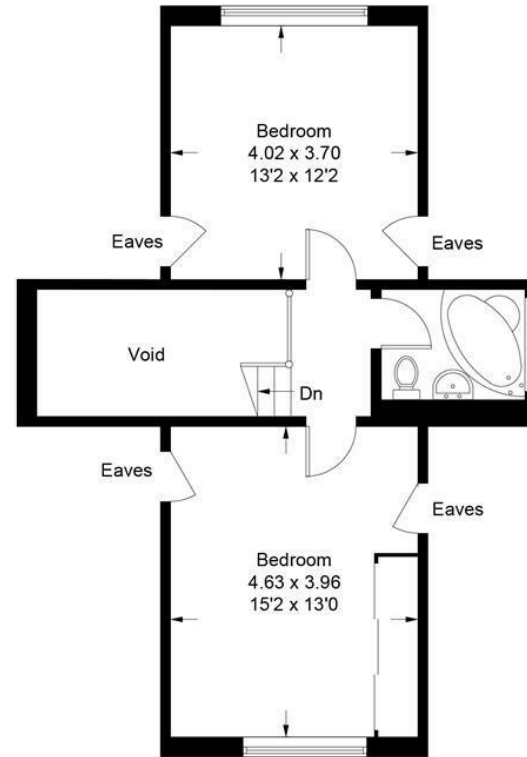
Council Tax Band

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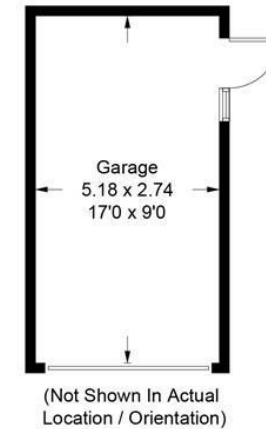
Approximate Gross Internal Area = 125.1 sq m / 1346 sq ft
(Excluding Void)
Garage = 14.3 sq m / 154 sq ft
Total = 139.4 sq m / 1500 sq ft



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. (ID918028)
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