



38 The Glade, Fetcham, Surrey, KT22 9TJ

Price Guide £1,150,000



- DETACHED BUNGALOW
- L SHAPED LIVING ROOM
- TWO DOUBLE BEDROOMS
- AMPLE DRIVEWAY PARKING
- LARGE PLOT JUST OVER 1/3 OF AN ACRE
- ON THE EDGE OF BOOKHAM COMMON
- KITCHEN PLUS SEPARATE UTILITY ROOM
- BATHROOM & SEPARATE CLOAKROOM
- 2 GARAGES
- SCOPE TO ENLARGE (STPP)

Description

Set in one of the most beautiful areas of Bookham this detached property has been upgraded by the current owners, sits on a third of an acre plot and benefits from the Common being on your doorstep.

As you walk through the front door you are welcomed into the entrance hallway, with wood flooring, airing cupboard and access to loft. There is a lovely light and airy double aspect 'L' shaped living room with door out to the conservatory. The stunning kitchen/dining room features an integrated under counter fridge, 5 ring gas hob, double oven, integrated dishwasher, Quartz work tops, space for table and benefits from a separate utility room with space and plumbing for washing machine and tumble dryer and further storage cupboards. There is a separate wc and a stable door leading to rear garden.

There are two double bedrooms with the master bedroom overlooking the large, secluded rear garden. There is a fully tiled bathroom fitted with bath, shower, sink, wc and storage.

The property is approached via a large sweeping driveway with feature roundabout and parking for numerous cars leading to a double garage. Gated side access leads to the large secluded garden with patio area suitable for entertaining and enjoying summer barbeques. The garden extends just over 100'.

Situation

The property is situated down the road to Bookham Common. Bookham Common is owned by the National Trust and is designated as a Site of Special Scientific Interest with an array of plant species and an abundance of wildlife. Bookham Station is just a short walk away and offers frequent rail services to London, Guildford and Leatherhead.

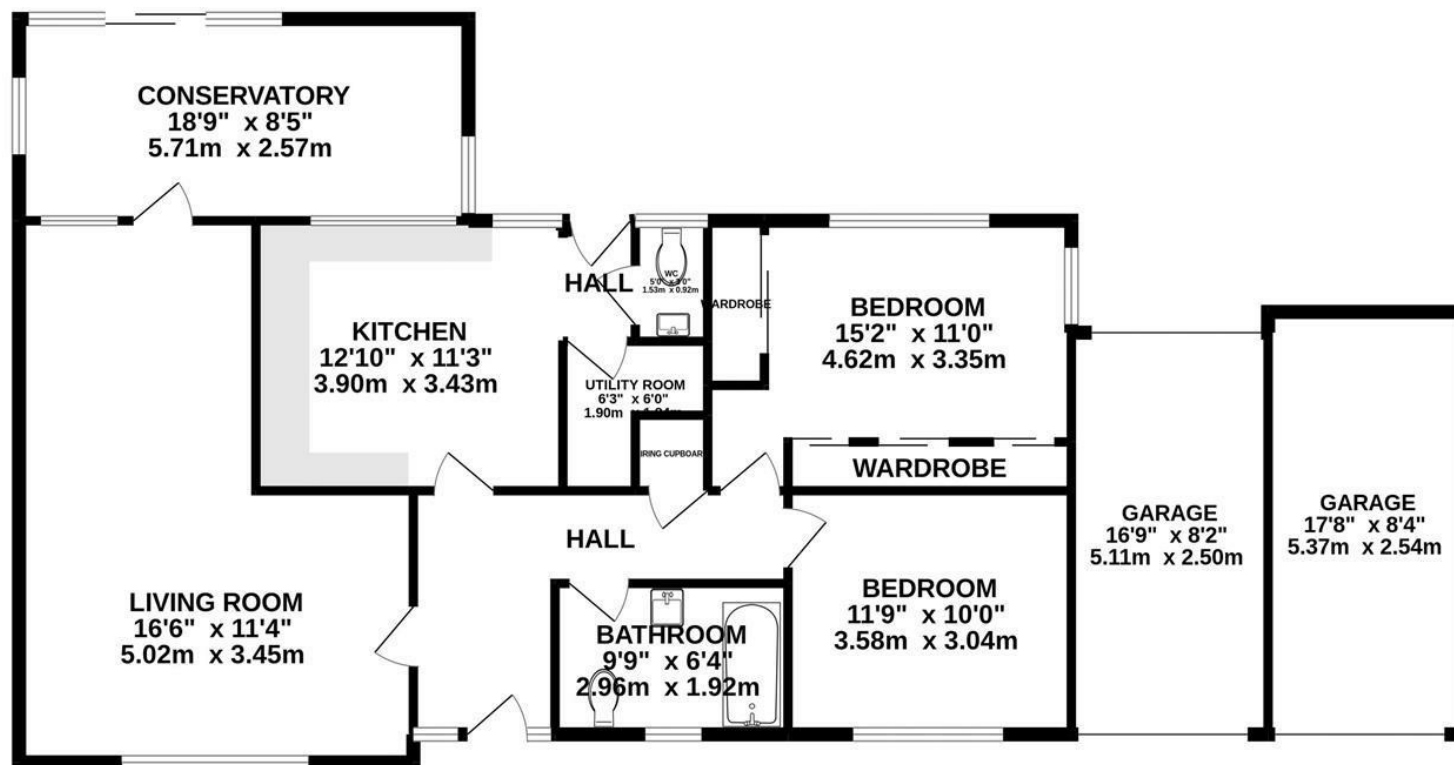
The property's location affords convenient access to the A3, J9 of the M25 and is almost equidistance between Heathrow and Gatwick Airports.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

Tenure	Freehold
EPC	D
Council Tax Band	F



GROUND FLOOR
1401 sq.ft. (130.1 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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