



17 The Lorne, Great Bookham, Surrey, KT23 4JY

Asking Price £695,000



- MODERNISED SEMI DETACHED HOUSE
- MODERN KITCHEN
- SEPARATE FAMILY ROOM
- APPROX 130' REAR GARDEN
- WALKING DISTANCE OF BOOKHAM VILLAGE
- 3 DOUBLE BEROOMS
- LARGE LIVING DINING ROOM
- GENEROUS SIZE FAMILY BATHROOM
- DRIVEWAY PARKING FOR SEVERAL CARS
- HOWARD OF EFFINGHAM CATCHMENT AREA

Description

This beautifully presented and modernised three bedroom semi-detached family home offers spacious, flexible accommodation in a highly sought-after Bookham location, within easy walking distance of excellent local schools including the Howard to Effingham secondary and The Great Bookham School, mainline station and village shops nearby.

The ground floor provides ideal family living space, with a large open sitting and dining room forming the heart of the home — perfect for entertaining and relaxing in front of a cosy wood burning stove. To the rear bi-folds open onto the patio and garden. A superb modern kitchen is well laid out with plenty of storage and worktop space, while a separate family room offers valuable versatility, ideal as a playroom, snug or home office. A downstairs toilet adds further practicality for busy family life.

Upstairs, there are three well-proportioned double bedrooms, each offering comfortable well proportioned accommodation for the family. These are served by a generous size family bathroom.

Outside, the property enjoys an approximately 130ft rear garden, providing excellent space for children to play and outdoor entertaining with a patio for summer dining. To the front, a driveway offers parking for several cars.

Situation

The property is situated in a popular residential road just 5 minutes' walk to Bookham High Street. The village offers a wide range of shops and amenities including two bakers, butcher, fishmongers, greengrocers, post office, supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area is well catered for with highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

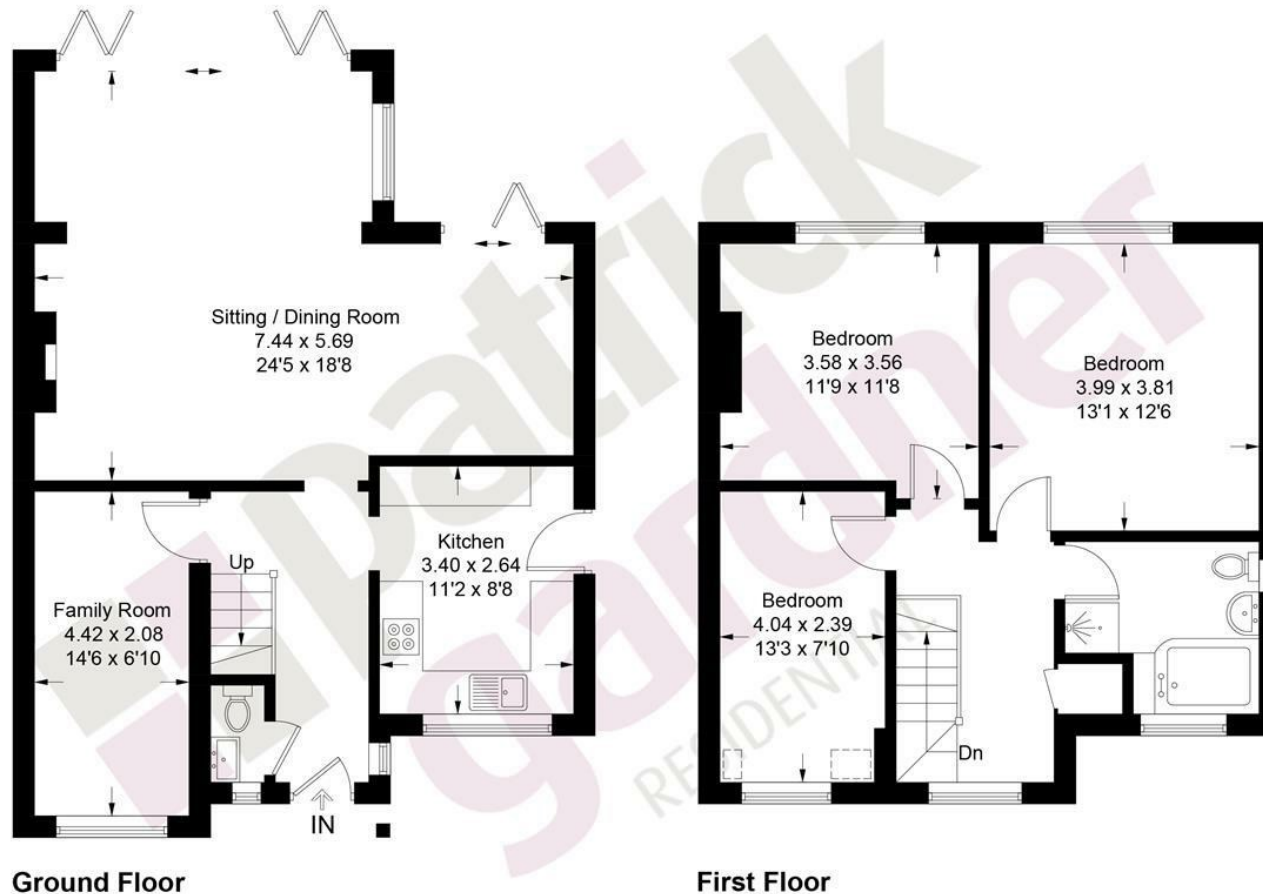
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London, Guildford, Leatherhead are available from Bookham Station.

Tenure	Freehold
EPC	D
Council Tax Band	E



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 120.2 sq m / 1294 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. (ID1265392)
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