



18 Barn Meadow Lane, Great Bookham, Surrey, KT23 3HJ

Asking Price £735,000



- DETACHED THREE BEDROOM HOME
- THREE SEPARATE RECEPTION ROOMS
- FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM SUITE
- INTEGRAL GARAGE & DRIVEWAY PARKING
- WESTERLY ASPECT REAR GARDEN
- WALK TO LOCAL SCHOOLS
- CONVENIENT FOR STATION & COMMON
- NO ON-GOING CHAIN

Description

Situated in a convenient position for excellent local schools, shops and station is this superb extended three bedroom family home offering spacious accommodation throughout including an attached garage and a delightful garden with a westerly aspect.

The front door opens onto a generous hallway providing understairs storage and a handy cloakroom and understairs cupboard. The kitchen features a good range of fitted cupboards and integrated appliances with a dining room off. The main reception space overlooks the rear garden and in turn opens onto a useful family room/play room. There is also a utility area just off the hallway with plumbing for washing.

On the first floor there are three good sized double bedrooms and a family bathroom. Outside the property is approached by a driveway leading to the garage.

To the rear is a delightful garden with a sunny westerly aspect.

Situation

The property is situated a short walk from a local convenience store and café on Little Bookham Street and also just one mile from Bookham village, which offers a wide range of shops and amenities including a baker's, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library and several doctors and dental surgeries.

There is an excellent choice of local schools nearby. The Howard of Effingham Secondary (with its Outstanding Sixth Form) is circa 1 mile from the property. Local primary schools include The Great Bookham School, Eastwick School and Polesden Lacey.

Bookham station is just under half a mile away and offers frequent services to London / Guildford / Leatherhead. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

Countryside pursuits are easily catered for with The National Trust owned Polesden Lacey and Bookham Common within easy reach along with Norbury Park, the gateway to the Surrey Hills, ideal for walking, cycling, and horse riding.

Tenure

Freehold

EPC

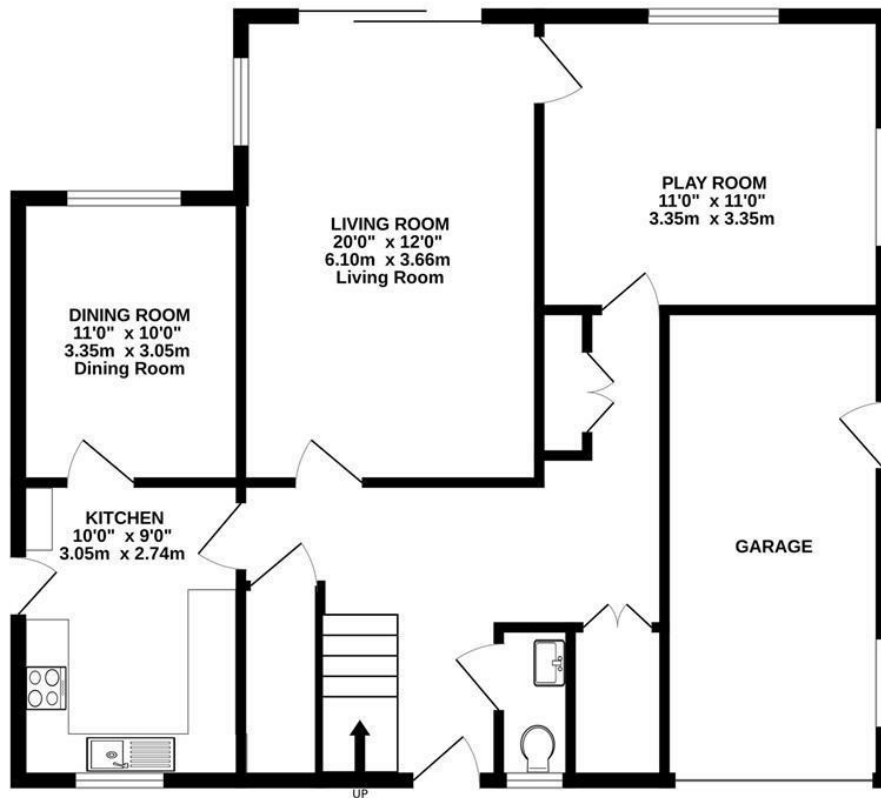
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Council Tax Band

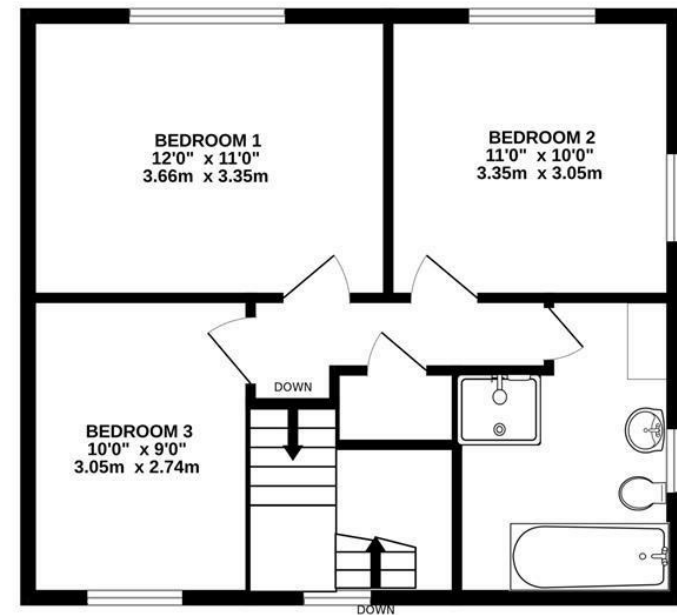
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GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.1 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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