



38 Beales Road, Great Bookham, Surrey, KT23 4LZ

Asking Price £499,500



- SUPERB SEMI DETACHED FAMILY HOME
- TWO SEPARATE RECEPTION ROOMS
- DRIVEWAY PARKING
- MATURE GARDEN
- CONVENIENT FOR POLESDEN LACEY
- THREE GOOD SIZE BEDROOMS
- FITTED KITCHEN
- COURTYARD WITH STORAGE
- WALK TO SHOPS AND SCHOOLS NEARBY
- NO ON GOING CHAIN

Description

A fabulous opportunity to purchase this lovingly maintained three bedroom semi-detached family home conveniently located within easy walking distance of excellent schools, shops and acres of open Greenbelt nearby. The property offers plenty of scope to create a family home ideal for modern living standards. No on going chain.

The front door opens onto an entrance hall that leads through to the sitting room with ample space for a relaxed seating area with a feature fireplace and door through to a dining room with space for a dining table and chairs with doors onto the garden. The kitchen features plenty of worktops space for preparation with floor and wall mounted cupboards for storage. Space is available for freestanding and fitted appliances. A door leads onto the garden.

The first floor landing features an airing cupboard and a separate cupboard housing a gas fired boiler. Two double bedrooms and a single are served by a family bathroom suite with a w.c.

Outside the property is approached by a driveway providing parking with gated side access to a courtyard area with a brick built store and garden shed. A paved patio area leads to a lawn with mature shrubs and a further timber store.



Situation

The property is situated in a popular residential road just under a 10 minute walk from Bookham High Street with its 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 post office, library and doctors and dental surgeries.

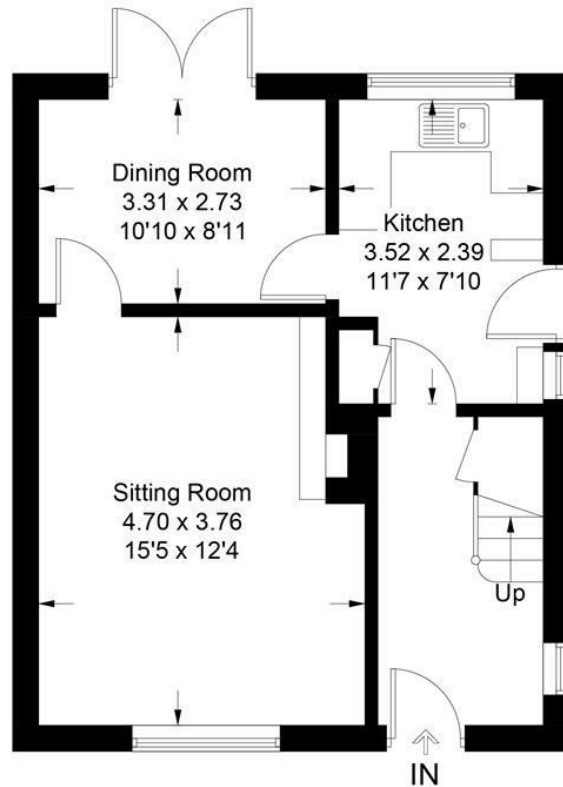
The area is well catered for highly regarded local schools and this property is within walking distance of The Great Bookham and Polesden Lacey Schools and convenient for Howard of Effingham School.

Nearby recreational facilities include The National Trust owned Polesden Lacey and Norbury Park, the gateway to the Surrey Hills for dog walking, horse riding and mountain biking, furthermore the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club.

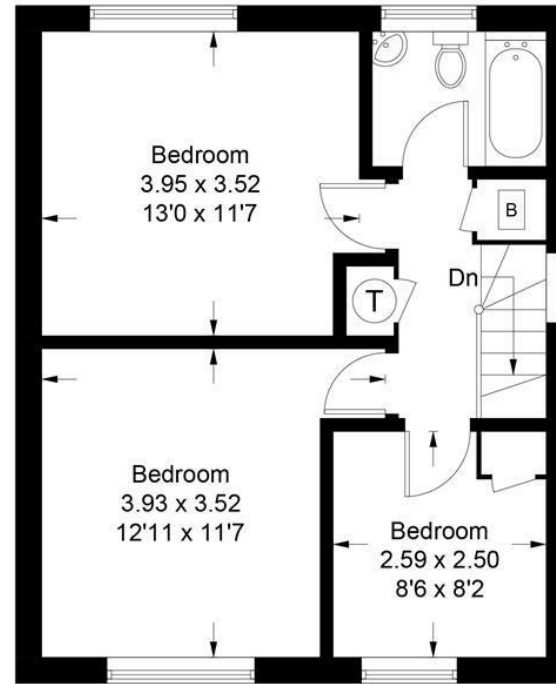
The property's location affords convenient access to London from Bookham station with a direct line to Waterloo. The A3 and Junction 9 of the M25 are close to hand and are almost equidistant between Heathrow and Gatwick International Airports.

Tenure	Freehold
EPC	D
Council Tax Band	D

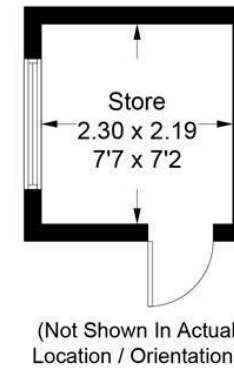
Approximate Gross Internal Area = 84.0 sq m / 904 sq ft
 Store = 5.0 sq m / 54 sq ft
 Total = 89.0 sq m / 958 sq ft



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. (ID1217497)

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