



10 The Paddocks, Great Bookham, Surrey, KT23 4SU

Asking Price £625,000



- 3 BEDROOM END OF TERRACE
- CUL-DE-SAC LOCATION
- CONSERVATORY
- SOUTHERLY GARDEN
- EASY WALK TO BOOKHAM SHOPS

- HIGHLY REGARDED DEVELOPMENT
- THROUGH LIVING DINING ROOM
- MODERN SHOWER ROOM
- DOUBLE GARAGE
- NO ONWARD CHAIN

Description

Just a stone's throw from village shops is this highly sought after three good size bedroom neo-Georgian end terrace home conveniently located in a cul-de-sac, with the added benefit of its own double garage with power and lighting.

As you walk through the front door you are welcomed into a bright entrance hall with a downstairs cloakroom and an understairs storage cupboard. There is a large and bright dual aspect living dining room with feature bow window, fireplace and ample space for a dining table and study area. There is a door leading through to a good sized conservatory overlooking the rear garden. The kitchen is fitted with a range of units and benefits from a door to outside.

Stairs lead to a bright landing with two cupboards. There are two double bedrooms, both with built in wardrobes, and a good sized single bedroom. There is a modern family shower room which completes the first floor accommodation.

Outside there is a side gate which leads to the secluded rear. There is a good sized patio which also gives rear access to the double garage. The garden backs in a southerly direction and features lawn with mature flower bed borders.

Situation

Situated in this highly regarded development just off the Leatherhead Road and just a few hundred yards away from the High Street. The village offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarket and several delicatessens and coffee shops. There is also, a post office, a library and doctors and dental surgeries.

Bookham station is just over a mile away and there is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

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

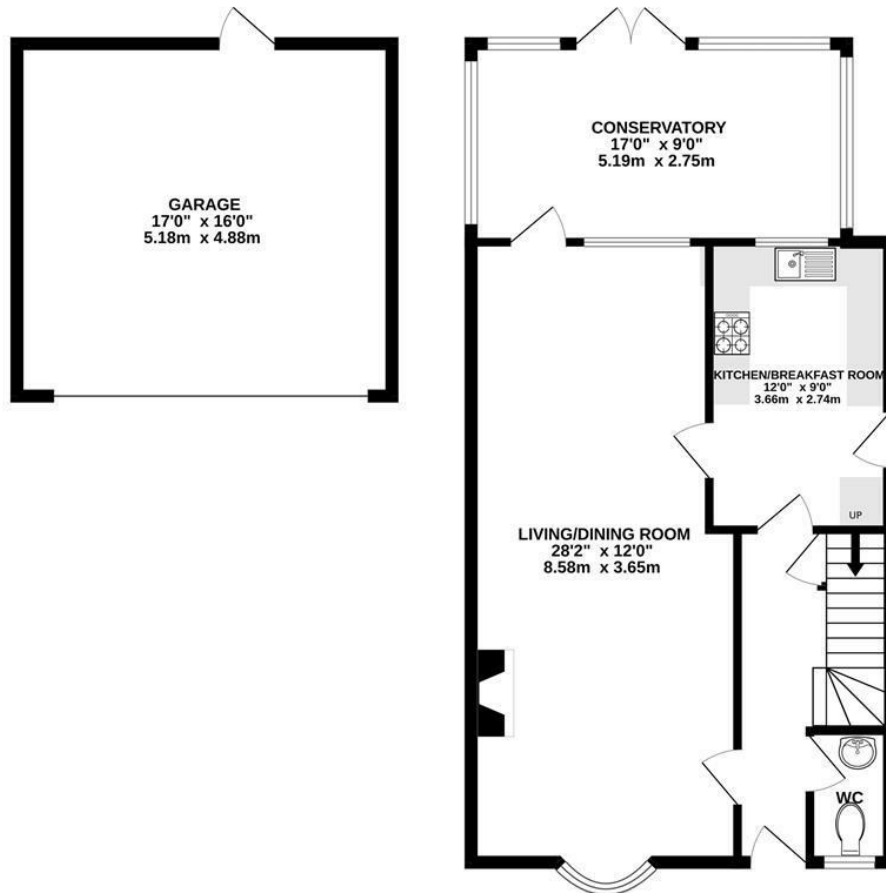
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Residents Association Charge

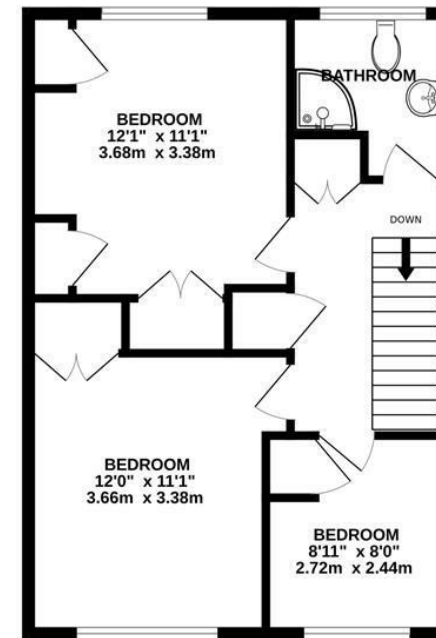
Approx £80-£90 per annum



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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