



**patrick
gardner**
RESIDENTIAL

21 South End, Great Bookham, Surrey, KT23 4SQ

Price Guide £519,250



- THREE BEDROOM SEMI DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM/SHOWER ROOM
- DRIVEWAY PARKING
- WALK TO LOCAL VILLAGE SHOPS
- CLOSE TO SUPERB VILLAGE INFANT SCHOOLS
- SUPERB OPEN PLAN KITCHEN/DINING/SITTING ROOM
- FAMILY BATHROOM
- REAR PATIO AND GARDEN
- EASY ACCESS FOR NORBURY PARK & POLSEDEN LACEY
- 1.3 MILES TO BOOKHAM STATION

Description

Thoughtfully extended with modern living in mind is this superb three bedroom semi-detached family house conveniently located in a cul-de-sac within easy walking distance of high street shops, local schools and Norbury Park close by. The property further benefits from a landscaped garden and driveway parking to the front.

A part glazed front door opens onto an inviting entrance hall with a handy cloakroom/shower room off. The kitchen/breakfast/living room offers a superb light and airy open plan living space for all the family and makes an ideal entertaining space. The kitchen area features a good range of marble effect worktops for cooking preparation, ample cupboards for storage and space for freestanding kitchen appliances and a sociable island workstation. Twin lanterns offer plenty of natural light. Space is also available for a sizable dining table and a relaxed seating area off complements the living space neatly. Double doors further lead onto the patio and garden.

The first floor is approached by a rising staircase. Three good sized bedrooms feature and are served by a family bathroom suite. Outside the front of the property benefits from driveway parking and side access leads to an Indian sandstone patio with steps that lead to a lawn area with a timber garden store.



Situation

The property is situated in a cul-de-sac location within easy reach Bookham High Street which offers a 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 library and doctors and dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded.

There is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

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

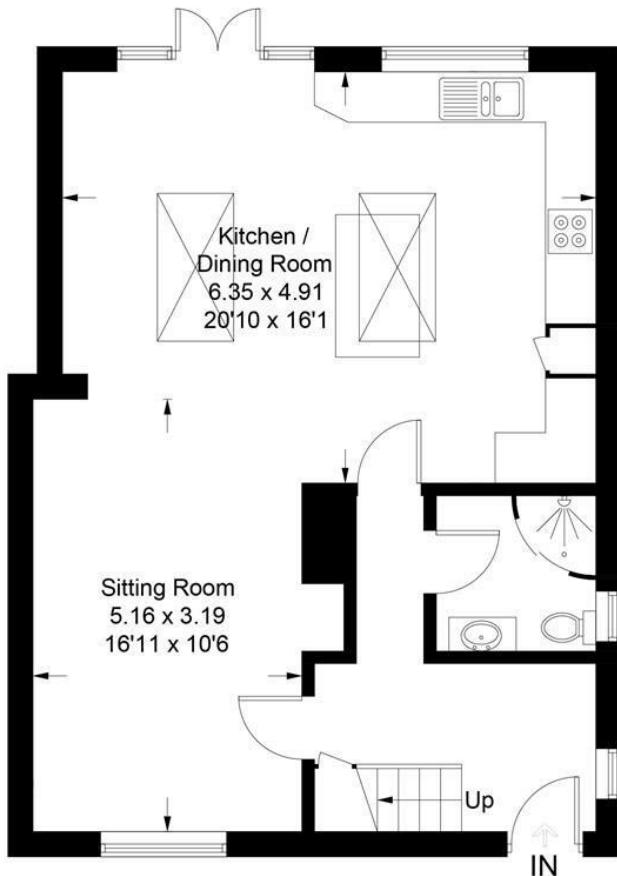
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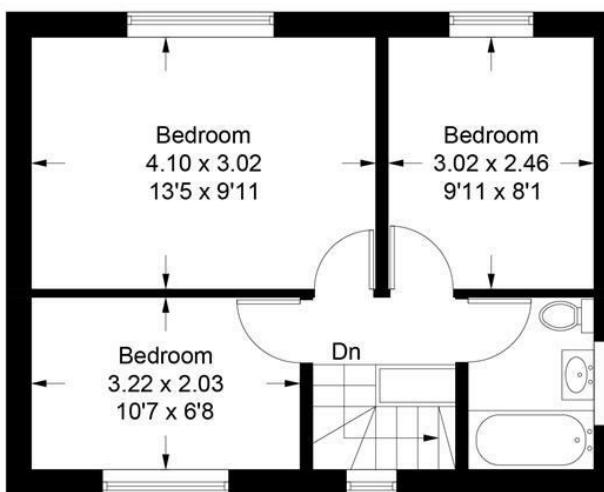
Council Tax Band

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Approximate Gross Internal Area = 94.3 sq m / 1015 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. (ID807075)
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