



13 Dawnay Road, Bookham, Surrey, KT23 4PE

Asking Price £599,950



- SEMI-DETACHED HOUSE WITH GARAGE
- 2 SEPARATE RECEPTION ROOMS
- TWO BEDROOMS PLUS STUDY ON FIRST FLOOR
- DRIVEWAY PARKING
- CATCHMENT FOR POPULAR SCHOOLS
- HUGE SCOPE TO EXTEND (STPP)
- KITCHEN
- MODERN FAMILY BATHROOM
- SOUTH BACKING GARDEN MEASURING APPROX 82FT X 36FT
- HALF A MILE TO THE HIGH STREET

Description

Nestled in a popular residential road this delightful two bedroom semi-detached house offers a perfect blend of character and potential to enlarge further (subject to the usual consents). Situated just half a mile from the bustling high street, you will appreciate the convenience of local shops, cafes, and amenities within easy reach. Additionally, the area boasts excellent local schools, making it an attractive option for families looking to settle in a community-focused environment.

The front door leads to an enclosed entrance porch leading to the living room. With two inviting reception areas, this home provides ample space for both relaxation and entertaining. The kitchen is fitted with a range of units and overlooks the delightful rear garden. There is an inner lobby with a downstairs cloakroom and a door to outside.

Upstairs the property features two well-proportioned bedrooms, and a modern family bathroom; while the small upstairs study presents a perfect nook for those who work from home or require a quiet space for study.

Outside the front garden is well maintained with driveway parking for several vehicles leading to the good sized garage. Gated side access leads to the south backing rear garden; which is one of the standout features of this home. There is a patio, lawn, well established and beautifully maintained borders, a pond and further seating area. It presents an excellent opportunity for outdoor enjoyment, gardening, or simply soaking up the sun.

Situation

Situated on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

The village offers a wide range of shops and amenities including a baker, butchers, fishmonger, greengrocer, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

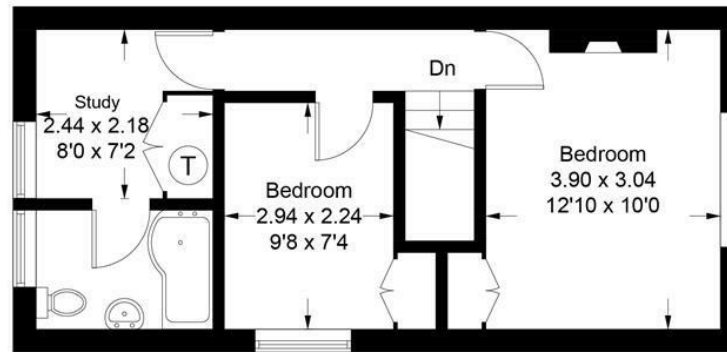
Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St. Teresa's Preparatory School situated in the neighbouring village of Effingham.

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.

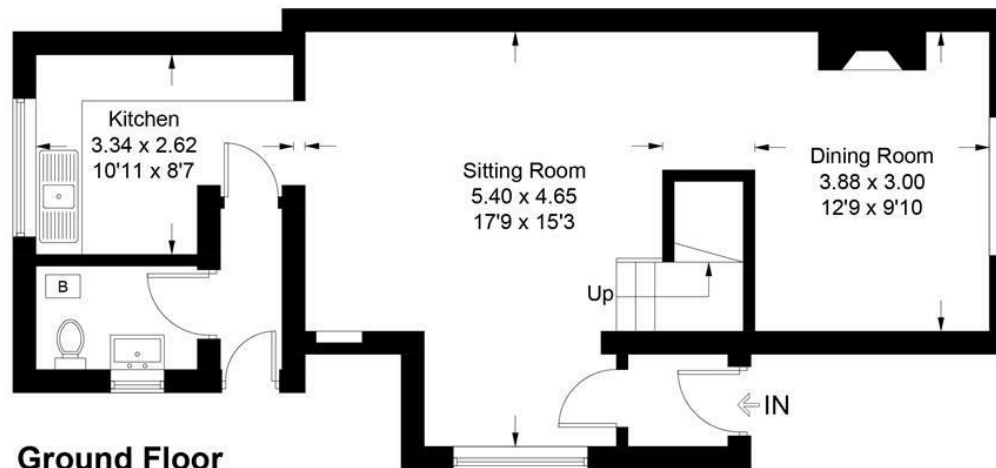
Tenure	Freehold
EPC	E
Council Tax Band	D



Approximate Gross Internal Area = 89.9 sq m / 968 sq ft



First Floor



Ground 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. (ID1214625)

