



10 Middlemead Road, Great Bookham, KT23 3DA

Price Guide £580,000



- ATTRACTIVE FAMILY HOME
- SEPARATE LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PARKING
- EXTENSION POTENTIAL STPP

- 3 BEDROOMS
- MODERN SHAKER KITCHEN
- MATURE GARDEN
- CORNER PLOT
- CLOSE TO SCHOOLS

## Description

Conveniently located within easy reach of local village shops, amenities and station is this rarely available three bedroom end of terrace house presented in lovely order throughout and benefitting from a generous garden on a corner plot.

The property is approached via paved drive leading to the entrance. The front door opens onto a welcoming entrance hall, which opens to a warm living room. From the hallway there is access to the modern shaker kitchen which then leads on to the dining room and conservatory which opens directly onto the garden through french doors. There is a modern kitchen with wooden worktops, plenty of cupboards for storage and integrated appliances. Adjacent to the kitchen there is access to the utility room and the downstairs cloakroom.

A rising staircase leads to a first floor landing and storage cupboard. The principal double bedroom has built in wardrobes. While two further bedrooms allow for ample accommodation which is serviced by the family bathroom.

Outside the property benefits from driveway parking for a number of cars while the width of the plot allows for extension potential STPP. Side access leads to a delightful sunny rear garden with an inviting patio for al-fresco summer dining, lawn, mature shrubs and 2 large storage sheds.

## Situation

Middlemead Road is just half a mile from Bookham village which offers a wide range of shops and amenities including a baker, butchers, fishmonger, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

There are a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. The area is well catered for highly regarded local schools along with pre school facilities and this property is in the current catchment area for the Howard 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. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station.

**Tenure**

Freehold

**EPC**

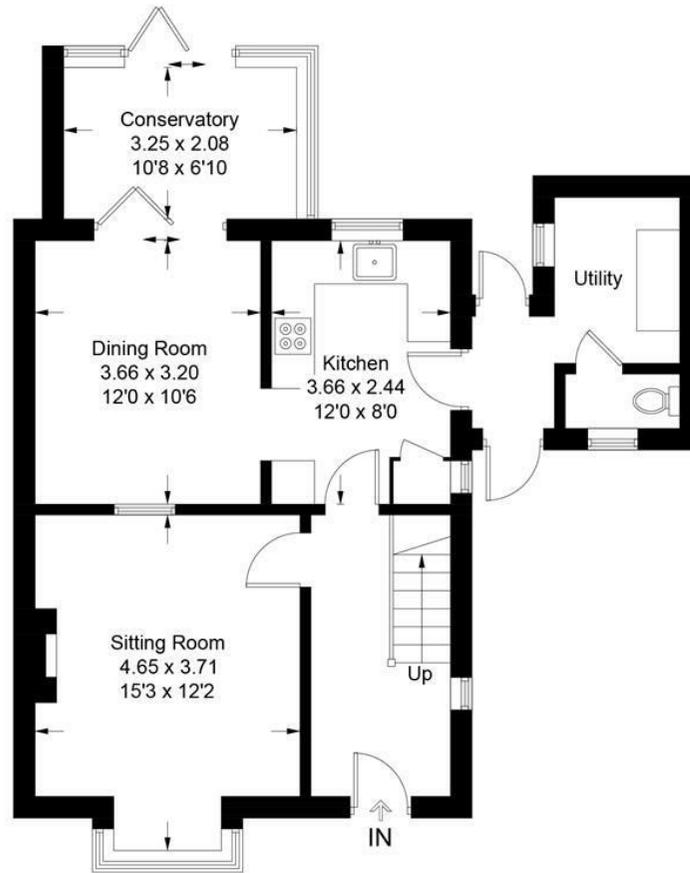
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**Council Tax Band**

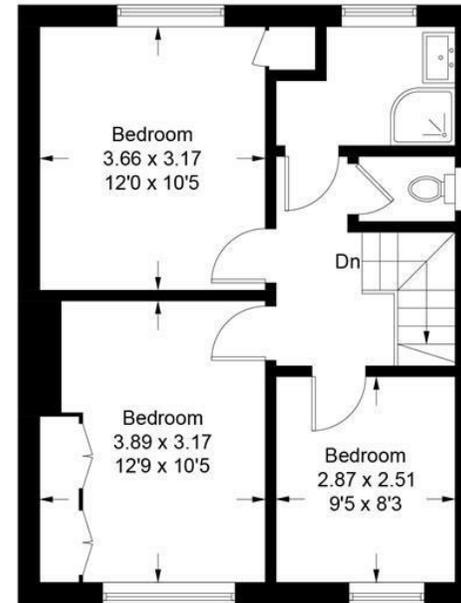
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Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft



**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. (ID1234242)

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