



20 Fernlea, Great Bookham, Surrey, KT23 3NN

Asking Price £649,950





- POPULAR CUL-DE-SAC LOCATION
- POTENTIAL TO EXTEND FURTHER (STPP)
- 2 RECEPTION ROOMS
- GARAGE & DRIVEWAY PARKING
- CATCHMENT AREA FOR POPULAR LOCAL SCHOOLS
- A CHALET STYLE FAMILY HOUSE
- 3 BEDROOMS
- SECLUDED REAR GARDEN
- 0.8 MILES TO BOOKHAM HIGH STREET
- END OF CHAIN



## Description

This three bedroom detached chalet style home is set within a quiet cul-de-sac, in a popular and sought after location. Although the property would benefit from modernisation, it also offers huge scope for extension, subject to the usual planning consents.

You are welcomed into an open entrance hall, with access to the living room and dining room. The double aspect living room is bright and spacious providing direct access to the rear garden. The kitchen is a great size and has ample storage with wall and base units, space for white goods and gas hob. The ground floor of this property also benefits from a downstairs cloakroom.

On the first floor the property has three bedrooms and a good sized family bathroom. The principal bedroom features built in wardrobes.

To the front of the property there is driveway parking, front garden, garage with electric up and over door and side access to the North East facing rear garden which has an average depth of 52' is mainly laid to lawn with a patio area. In the garden there is also a store cupboard and access to the garage.

## Situation

Fernlea is ideally situated for both Bookham station and Bookham village which offers a wide range of shops and amenities including a baker, butcher, fishmonger, greengrocer, two small supermarkets and several independent shops. There is also a post office, library, doctors and dental surgeries.

The area abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state.

The property's location has convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Rail services to London, Guildford and Leatherhead are available from Bookham Station.

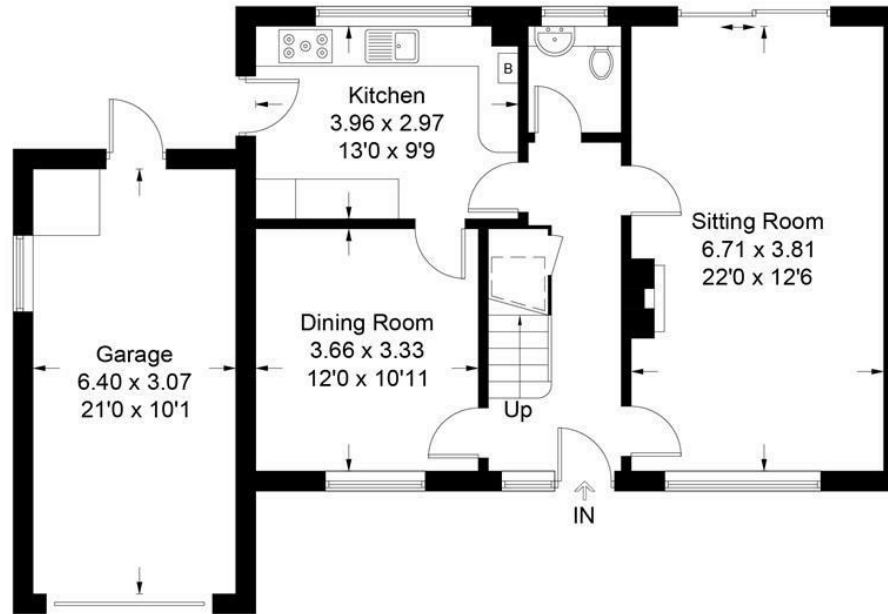
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F



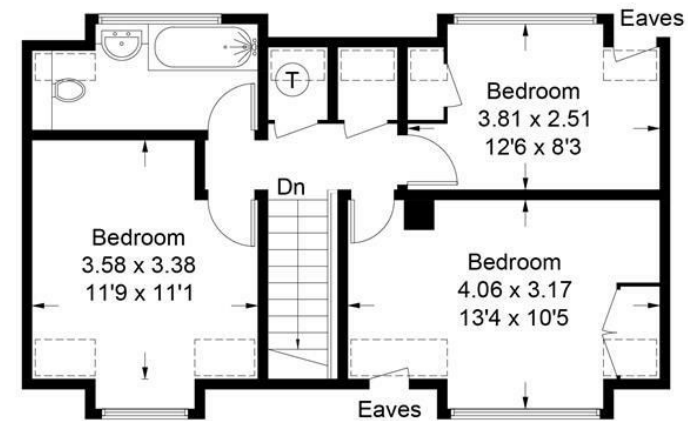
Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft  
 Garage = 19.6 sq m / 211 sq ft  
 Total = 134.1 sq m / 1443 sq ft



 = Reduced headroom below 1.5m / 5'0



**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. (ID1169889)

