



7 Greenway, Great Bookham, Surrey, KT23 3PA

Asking Price £735,000



- DETACHED FAMILY HOUSE
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARAGE
- WALKING DISTANCE TO BOOKHAM COMMON
- SCOPE TO IMPROVE & ENLARGE (STPP)
- 2 RECEPTION ROOMS
- 100' SECLUDED REAR GARDEN
- WALK TO EASTWICK SCHOOLS
- NO ONWARD CHAIN

Description

This spacious three bedroom detached family home is ideally situated in a quiet residential road just a short walk away from Spring Grove Park, Eastwick Primary School and with local village shops nearby. It would benefit from modernisation and offers scope to enlarge and improve (subject to planning).

As you walk through the front door you are welcomed into the entrance hall with cloakroom off and a coats cupboard and storage cupboard. The double aspect kitchen has a side door, over looks the rear garden and has a door to the dining room. From the dining room double doors lead to the double aspect living room with a door to the garden and fireplace with a gas fire.

Stairs lead to the bright first floor landing with an airing cupboard and loft access. There are three good sized bedrooms, two with built in wardrobes, and a family bathroom.

The house is well set back from the road with a large front lawn and driveway parking leading to the garage. The garage has an up and over door, side door and light. A door leads to the side passageway leading to the rear garden. The good sized, secluded garden is a particular feature of the property; it measures approximately 100' x 50'. There is a patio adjoining the rear of the property with the remainder of garden laid to lawn with mature shrubs and borders.

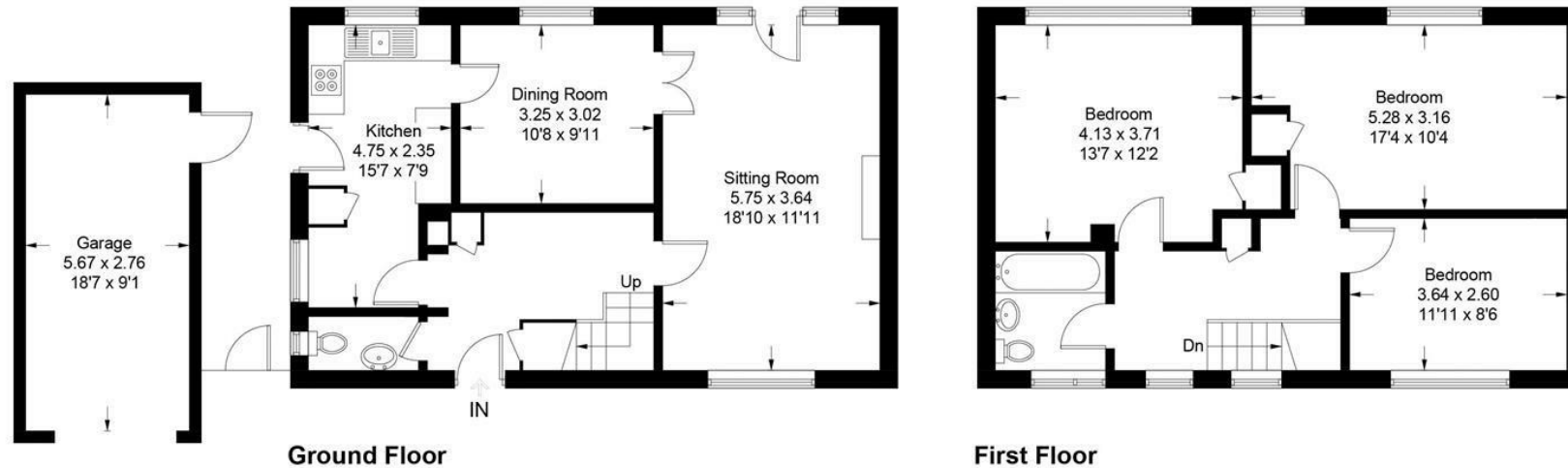
Situation

Situated midway between Bookham and Fetcham with both the Villages being about a mile away. Both Fetcham and Bookham villages offer a wide range of shops and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants, is located 2.5 miles away and offers a main line station with services to London. Bookham station is 2.2 miles. Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead. You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports

Tenure	Freehold
EPC	F
Council Tax Band	Add text here
Lease	Add text here
Service Charge	Add text here
Ground Rent	



Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 127.2 sq m / 1369 sq ft



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. (ID900388)

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