



 **patrick
gardner**
RESIDENTIAL

3 Crabtree Lane, Great Bookham, Surrey, KT23 4PG

Guide Price £825,000



- FOUR BEDROOM CHALET STYLE HOUSE
- SEPARATE SITTING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- GATED FRONTAGE
- REAR GARDEN & PATIO
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- BEDROOM FOUR/STUDY
- FAMILY BATHROOM & W.C
- DRIVEWAY PARKING
- CLOSE TO SCHOOLS & SHOPS

Description

This superb four bedroom chalet style home on the South Side of Bookham Village is situated in an enviable position for popular schools, local retailers and within walking distance of Norbury Park and Polesden Lacey. The property boasts a sociable open plan kitchen/breakfast/family room, ideal for modern living standards.

The front door opens onto a welcoming entrance hall with an under stairs cupboard and a handy cloakroom for guest. The kitchen/breakfast/family room provides a sociable open plan living space with an ergonomic design which includes granite worktops for preparation, ample cupboards for storage, space for kitchen appliances, an island workstation, space for breakfast tools and room for a seating area. The ground floor accommodation is complemented by a separate sitting room and a fourth bedroom/ possible work from home office space.

On the first floor the principal bedroom boasts a good range of fitted cupboards and an en-suite. Two further double bedrooms are served by a family bathroom and w.c.

Outside the property is approached by electric gates and plenty of driveway parking. To the rear a paved patio, lawn and summer house offer a relaxed area to enjoy summer dining.

Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmonger, greengrocer, post office, supermarket and coffee shops. There is also a library, doctors and dental surgery.

Within the locality there are a number of 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

Bookham station offers services to London Waterloo, Victoria and Guildford in the opposite direction.

Tenure

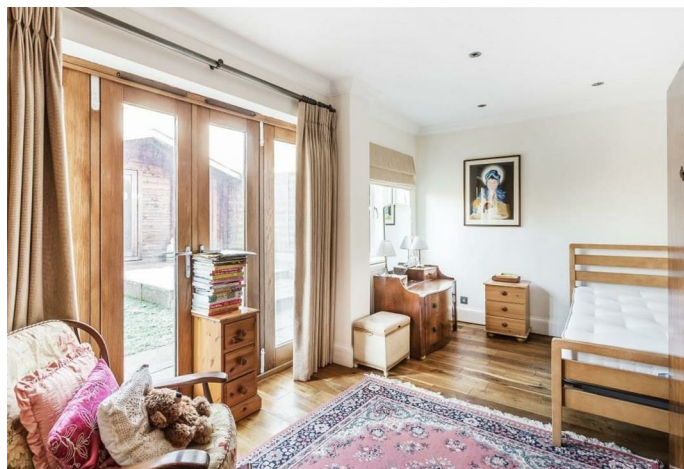
Freehold

EPC

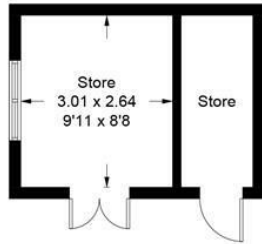
C

Council Tax Band


G

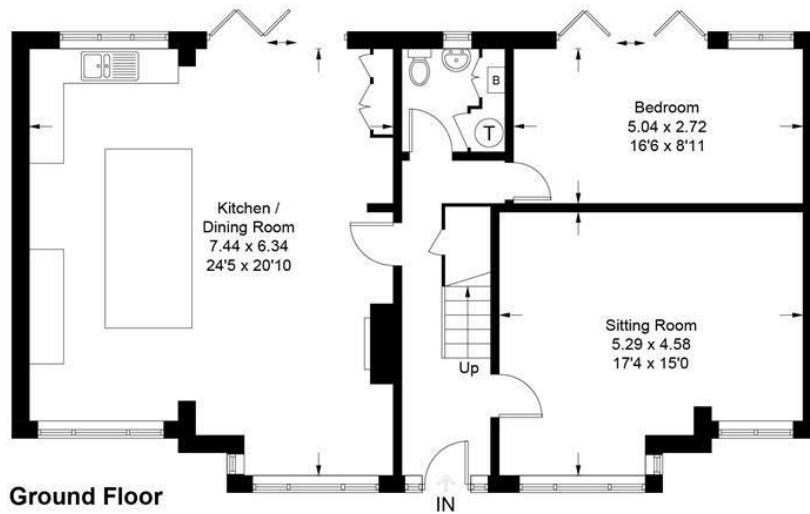


Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft
 Stores = 12.1 sq m / 130 sq ft
 Total = 174.5 sq m / 1878 sq ft

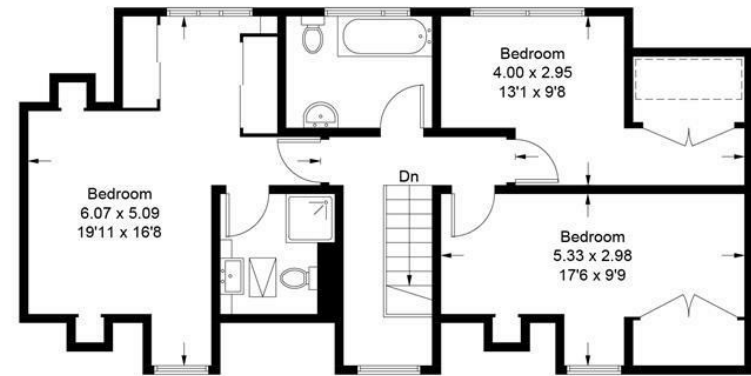


(Not Shown In Actual Location / Orientation)

 = 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. (ID924116)
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