



3 Longmeadow, Little Bookham, Surrey, KT23 3AL

Price Guide £615,000



- 3 BEDROOM
- TASTEFULLY DECORATED THROUGHOUT
- UTILITY ROOM
- OFF STREET PARKING
- WALKING DISTANCE TO BOOKHAM STATION & COMMON
- SEMI DETACHED HOUSE
- DUAL ASPECT SITTING DINING ROOM
- GARAGE GYM WITH ELECTRIC
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- SCOPE TO EXTEND (STPP)

Description

This delightful three bedroom semi-detached house that has been tastefully decorated offers scope for enlargement (subject to planning permission) and is situated in a peaceful cul-de-sac where you can enjoy a tranquil environment while still being close to local amenities.

As you walk through the front door you are welcomed into a spacious entrance hall with understairs storage and a downstairs cloakroom. There is a bright and spacious dual aspect sitting dining room which opens into a sun room. The kitchen faces out onto the garden with a good size larder. On the first floor are three bedrooms and a family bathroom. There is a good sized loft space.

To the front of the property is driveway parking with access leading to the detached garage which has been converted to a gym with a utility room to the rear. The garden comprises of a patio and lawn extending out to a mature boundary giving the property privacy.

Tenure	Freehold
EPC	D
Council Tax Band	E

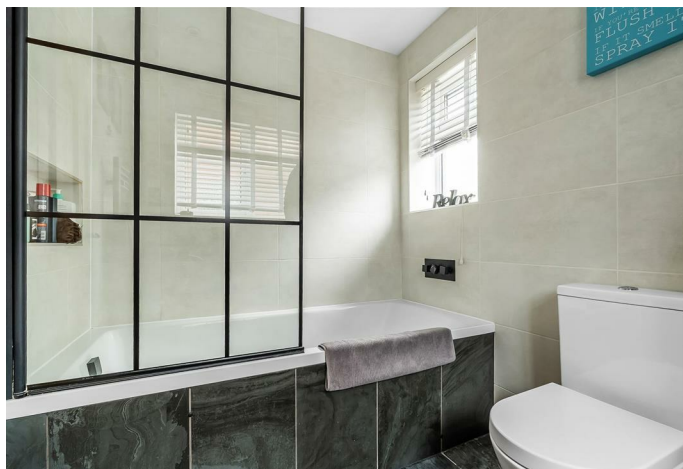
Situation

Located within walking distance to the picturesque Bookham Common, residents can easily access beautiful walking trails and natural scenery, perfect for leisurely strolls or family outings.

Bookham Village is within easy reach and offers a range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two small supermarkets and a delicatessen.

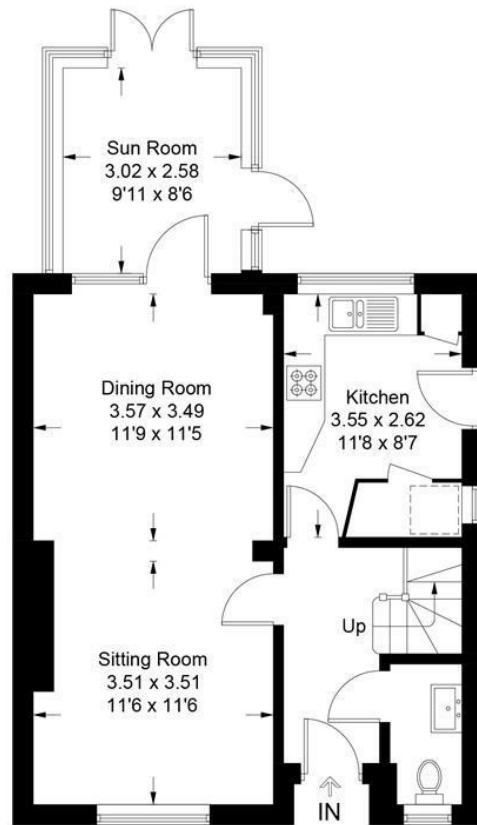
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. There are also two nearby stations available; Bookham Station is within walking distance (14 minutes) .

The area is extremely well catered for with highly regarded local schools, and this property is in the current catchment area for the Howard of Effingham Secondary School and is convenient for Manor House Girls School, The Great Bookham School and Eastwick Schools nearby.

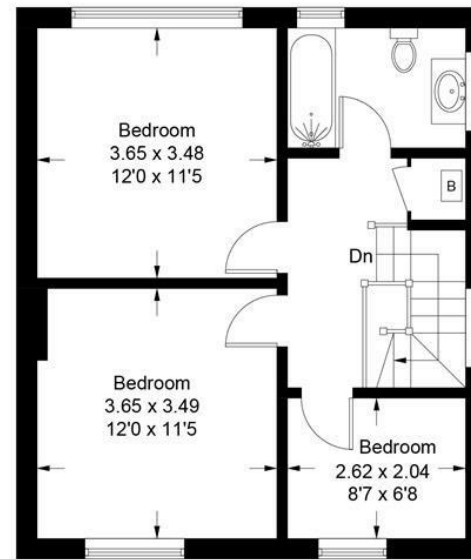


 = Reduced headroom below 1.5m / 5'0

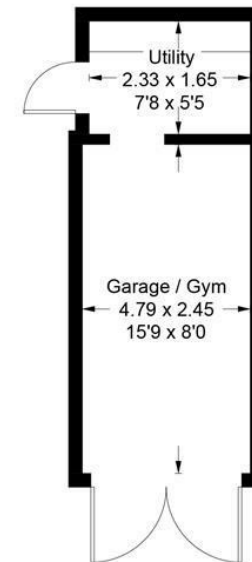
Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft
 Outbuilding = 16.0 sq m / 172 sq ft
 (Including Garage)
 Total = 117.2 sq m / 1261 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1209427)

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