



MODERN FAMILY HOME SET ON PRIVATE ROAD

21 THE PARK, BOOKHAM, LEATHERHEAD, SURREY, KT23 3LN

Freehold



Kitchen/breakfast/family room • 3 reception rooms •
3/4 bedrooms (two with en suite) • 3 bathrooms •
Double garage • Westerly facing garden • Extremely
efficient EPC rating B

Local information

21 The Park is set on a desirable private road in Bookham.

There is an excellent choice of schools in the area including The Howard of Effingham, Manor House and Eastwick Junior.

For the commuter, Bookham Station (approx 1.2 miles) provides a regular service into London Waterloo and Victoria. The M25 and A3 are close by providing routes to London and the coast and links to Gatwick and Heathrow airports.

Bookham High Street (approx. 0.6 miles) has a good range of shops catering for day to day needs, including, a butchers, bakery and hairdressers, whilst Guildford (approx. 10.1 miles) provides more extensive shopping.

Polesden Lacey is nearby offering wonderful walks and scenery.

About this property

21 The Park was refurbished in 2013 by the current owners to provide well laid out accommodation, ideal for modern family living. The property is arranged over two floors and has a fresh contemporary feel.

The well appointed kitchen is by Poggenpohl and has a large island and breakfast bar, a range of integrated appliances and stone work surfaces. There are large sliding doors leading out to the garden, making this a

fabulous space in which to entertain. Off the kitchen and leading to the integral double garage is a useful storage area. A stylish partition wall with interconnecting glass fronted gas fire separates the kitchen from the dining room. The drawing room is well proportioned and also benefits from sliding doors out to the loggia. A guest cloakroom and study with fitted furniture completes the downstairs accommodation.

Upstairs, the first floor consists of the master bedroom suite with dressing room (fourth bedroom), two further bedrooms (one with en suite) and a family bathroom

Features of note include underfloor heating to the ground floor, and solar panels.

Outside, the property is approached via a carriage driveway, which provides ample parking and access to the double garage. The rear garden is westerly facing, very private and is mainly laid to lawn with hedging. Of particular note is the fabulous loggia with feature working fireplace, log store and barbeque area, perfect for the summer months.

Tenure

Freehold

Viewing

Strictly by appointment with Savills







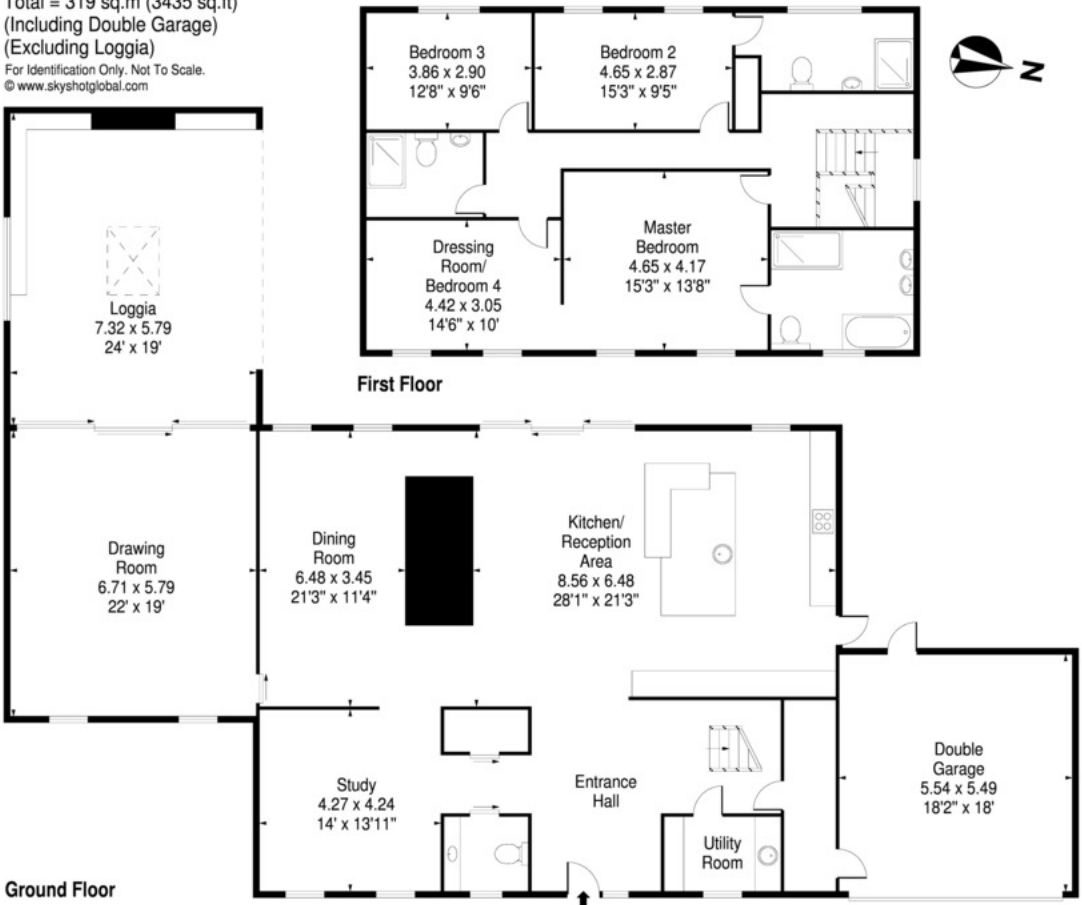
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The Park

Gross internal area (approx.)
Total = 319 sq.m (3435 sq.ft)
(Including Double Garage)
(Excluding Loggia)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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