Tan Lan, Downs Way, Great Bookham, Surrey KT23 4BW

£655,000 FREEHOLD
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- Extended Semi-Detached House
- 3 Double Bedrooms
- Good Sized Kitchen/Breakfast Room
- Large 140’ South South West Backing Rear Garden
- In Need Of Some Modernisation

- Half A Mile To Bookham High Street
- Easy Access To Beautiful North Downs At The Top Of Downs Way
- Catchment Area For Popular Local Schools
- NO ONWARD CHAIN
- Council Tax Band: F EPC: C

The Property

This semi-detached house has been extended on the ground floor to offer spacious accommodation and three double bedrooms on the first floor. While in need of some modernisation the property is ideally located within walking distance of the shops, open countryside and popular local schools.

As you walk through the front door there is a bright entrance hall with a cloakroom off and understairs storage cupboard. There is a large 34’9 living/dining room forming two distinct areas. The L-shaped living area features a fireplace and a wide opening into the dining area which features sliding patio doors. There is also a door into the good sized kitchen/breakfast room with a range of cupboards, space for appliances and a back door leading to the rear garden.

On the first floor there are three double bedrooms with the master bedroom benefiting from fitted wardrobes and furniture. There is a good size family bathroom with a bath, basin and shower cubicle and a separate w.c.

Outside the gardens are a particular feature of the property. The house is set some 58’ back from the road with a good sized front lawn and plenty of driveway parking leading to the garage. The garage features an electric roller door and a side door. Gated side access leads to the rear garden which measures approx. 140’ in depth and 32’ in width and backs in a south south westerly direction. There is a patio adjoining the rear of the house with sun awning and two steps up lead up to the lawn and garden path which runs the length of the garden. There is a shed at the end of the garden.

Situation

The area is well catered for highly regarded local schools and this property is in the current catchment areas for the Howard of Effingham Secondary school and the Eastwick Infant & Primary Schools.

Situated in a popular residential road just minutes’ walk from the Beckley Parade of shops and only half a mile from Bookham High Street which offers a range of shops including a bakers, two butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a bank, a library and doctors and dentists surgeries.

Bookham station is 1.5 miles away and offers frequent rail services to London, Leatherhead and Guildford. You are also within easy reach of the A3 and M25 and are ideally located halfway between both Gatwick and Heathrow Airports.

At the top of Downs Way you can walk straight onto the North Downs with Norbury Park and Polesden Lacey both within walking distance. Ranmore, Bookham Common and Bocketts Farm are also within easy reach and offer a wide variety of outdoor pursuits.

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