







# MERRYLANDS ROAD

## BOOKHAM, KT23 3HW

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**A Beautifully Presented Semi Detached House**

**Close to Bookham Village & Station**

**Howard of Effingham Catchment Area**

**Potential to Enlarge or Extend (STPP)**

**Three Bedrooms • Luxury Bathroom**

**Lounge with Feature Fireplace**

**Modern Kitchen/Dining Room**

**Conservatory • Garage/Storage Area**

**Utility Room • Home Office**

**Sealed Unit Double Glazed Windows**

**Gas Central Heating to Radiators**

**Wide Private Driveway**

**Secluded South West Facing Rear Garden**

Occupying an excellent position about 3/4 of a mile from Bookham High Street and close to Bookham mainline station together with an abundance of beautiful countryside nearby including Bookham Common which is looked after by the National Trust and provides acres of mature woodland with many miles of bridleways and public footpaths. A BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE having been modernised and decorated throughout to include a modern open plan kitchen/dining opening into a conservatory, new bathroom suite, lounge with feature fireplace, utility room/garage storage area, excellent home office and secluded south west facing rear garden. The property benefits further from gas central heating to radiators and sealed unit double glazed windows and there is potential to extend, if desired, as planning was granted in November 2015 although this has since lapsed for a two storey side extension and single storey rear extension.





Courtesy light and double glazed entrance door to:

### **COVERED ENTRANCE PORCH**

with courtesy light, sealed unit double glazed front door to:

### **RECEPTION HALL**

radiator, coved ceiling, timber floor, recessed ceiling lights, panelled glazed door to:

### **LOUNGE** 14'8" × 13'9" (4.47m × 4.19m)

attractive central fireplace, gas coal effect fire, fitted double cupboards either side plus fitted display shelves, attractive bay window, coved ceiling, understairs storage cupboard, consumer unit, dimmer switch, wide opening to:

### **MODERN KITCHEN/DINING ROOM** 17'10" × 9'11" (5.44m × 3.02m)

fitted with an excellent range of white fronted wall and floor units with stainless steel bar handles, contrasting work surfaces, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, part-tiled walls, built-in stainless steel oven and grill, inset 4 ring ceramic hob with concealed extractor/light above, integrated fridge/freezer, integrated dishwasher, plumbing and space for washing machine, concealed lights, tall fitted cupboard, radiator, sealed unit double glazed window, double glazed door to garden, feature radiator, coved ceiling, light grey timber effect floor, recessed ceiling lights, bi fold doors opening to:

### **CONSERVATORY** 15'6" × 7'10" (4.72m × 2.39m)

range of fitted floor cupboards, wall mounted electric heater, sealed unit double glazed windows and doors to garden.

### **FIRST FLOOR LANDING**

built in linen cupboard with slatted shelves, combination gas fired boiler for central heating and domestic hot water, sealed unit double glazed window, access to partly boarded loft via sliding ladder, door to:

### **BEDROOM 1** 13'2" × 10'7" (4.01m × 3.23m)

coved ceiling, radiator, sealed unit double glazed window.

### **BEDROOM 2** 11'1" × 10'7" (3.38m × 3.23m)

coved ceiling, radiator, sealed unit double glazed window.

### **BEDROOM 3** 8'5" × 7' (2.57m × 2.13m)

coved ceiling, radiator, sealed unit double glazed window.

### **LUXURY BATHROOM**

white suite comprising panel enclosed bath, thermostatic shower unit, glazed shower screen, pedestal wash hand basin, mixer tap, low level w.c., fully tiled walls, wide fitted mirror, obscure sealed unit double glazed window, tile effect floor, recessed ceiling lights, mirror fronted medicine cabinet, towel radiator, tiled display shelf.

### **OUTSIDE**

### **UTILITY ROOM** 7'7" × 7'8" (2.31m × 2.34m)

plumbing and space for washing machine, appliance space, sealed unit double glazed windows.

### **GARAGE** 10' × 7'8" (3.05m × 2.34m)

up and over door, light.

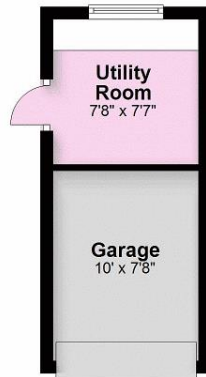
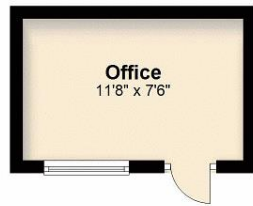
### **HOME OFFICE** 11'8" × 7'6" (3.56m × 2.29m)

Full length double glazed windows and double doors, wood effect floor, tv point.



## Ground Floor

Approx. 792.7 sq. feet



Total area: approx. 1233.1 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

## First Floor

Approx. 440.3 sq. feet



## FRONT GARDEN

The front garden is enclosed by a low brick wall and conifer hedge with wide blocked paved driveway allowing ample parking and access to the garage. Pedestrian gate and paved footpath gives access to the rear garden.

## REAR GARDEN

which is a particularly attractive feature of the property enjoying a delightful south westerly facing aspect and is mainly laid to lawn with two paved patio's and outside cold water tap. The garden is partly enclosed by 1.8m high close boarded fencing mature evergreens, trees and specimen shrubs and plants and enjoys a high degree of seclusion and privacy.

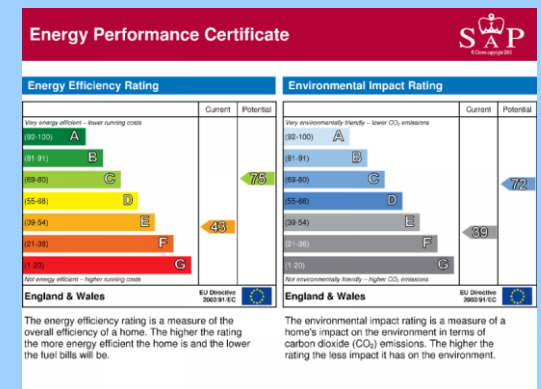
Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, gas, water and drainage are all connected to the property.

Note 3 - Mole valley district council.

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