



**Burrows Close, KT23**

Great Bookham

**£669,950**

**Bedrooms: 4**

**Bathrooms: 1**

**Receptions: 2**

Situated in a peaceful cul-de-sac location is this superb four-bedroom semi-detached home.

The ground floor features a bright dual-aspect sitting room and a spacious open-plan kitchen/dining room. A convenient downstairs cloakroom completes the layout.

Upstairs, there are four well-proportioned bedrooms served by a modern family bathroom, making the property both practical and versatile for growing families or those working from home.

To the rear, the property enjoys an expansive garden, providing excellent outdoor space for families, entertaining, or future potential. The home further benefits from a double-length garage and a large private driveway offering ample parking.

Ideally located, the property is within walking distance of Bookham Station and just under one mile from the village High Street with their range of shops, cafés, and amenities. The home also lies within the Howard of Effingham catchment area.

A superb opportunity to acquire a spacious family home in a quiet yet well-connected location.







- Spacious four bedroom home
- Double length garage
- Expansive rear garden
- Large driveway
- Ideal cul-de-sac location
- Modern kitchen and bathroom
- Within Howard of Effingham catchment
- Moments from Bookham station and the village
- Dual aspect living room
- Spacious kitchen/diner



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### Burrows Close, Great Bookham, KT23

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft

Outbuildings = 26.6 sq m / 286 sq ft

Total = 125.7 sq m / 1353 sq ft

(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270261)