



## Woodlands Road, Bookham, KT23

Guide Price £975,000

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- Chain free
- Two bathrooms
- Open plan kitchen with granite worktops
- Summerhouse
- Easy access to train stations into London, A3/A25/M25
- Four bedrooms
- 90ft south west facing garden
- Two reception rooms
- Catchment area for outstanding schools
- Moments from the Surrey Hills and Polesden Lacey National Trust estate



\*\*\*Chain Free \*\*\* This superb 4-bedroom detached home, built in 2010, is located in a popular semi-rural area and boasts a delightful 90ft south-westerly aspect rear garden. The property offers a separate family room/study, a spacious dual-aspect sitting/dining room, and a kitchen/breakfast room with granite work surfaces and breakfast bar. On the first floor, the master bedroom features fitted wardrobes and an ensuite, while the three remaining bedrooms share a family bathroom. The property includes a large driveway with electric garage and a detached summerhouse.

The property is also on the doorstep of the Surrey Hills, an Area of Outstanding Natural Beauty and the entrance gate to the Polesden Lacey National Trust estate is just at the top of the road. With excellent road links to the M25, A3, and nearby towns like Cobham, Leatherhead, and Guildford, this home offers easy city access. Rail links to London take under 40 minutes.



