



Westfield Drive, Great Bookham, Surrey, KT23 3NU

Asking Price £655,000



- DETACHED BUNAGLOW
- SCOPE TO ENLARGE (STPP)
- 3 DOUBLE BEDROOMS
- GENEROUS SIZE GARDEN
- DETACHED GARAGE
- IN NEED OF MODERNISATION
- CUL-DE-SAC LOCATION
- LIVING ROOM WITH BAY WINDOW
- DRIVEWAY PARKING
- NO ONWARD CHAIN

Description

This spacious three-bedroom detached bungalow is in need of some modernisation and has potential to extend subject to planning permission. The property is situated in a peaceful cul-de-sac and benefits from no onward chain.

Upon entering the property, you are welcomed with a bright entrance hall with two storage cupboards. The lounge is accessed from the entrance hall and has a feature fireplace, a large bay window allowing plenty of natural light. At the rear of the property, the kitchen has a range of units and space for white goods. There is also access to the rear garden and garage.

The principal bedroom is positioned to the front of the property and is generously sized with a large bay window. The second bedroom is also a generous size, allowing plenty of space for a double bed and provides built in cupboards. At the rear of the property, is the third bedroom benefiting from direct access to the garden. This room could also be used as a second reception room or dining room. The family bathroom is fitted with a white suite with shower over bath.

To the front of the property is a driveway with ample parking, garage and lawned area. Gated side access leads to the private, East facing rear garden which is laid to lawn and has mature hedging. The garden has an average width of 93' and depth of 50'. There is also a number of brick-built store sheds at the rear of the garage allowing plenty of storage.

Situation

Situated just over a mile from Bookham Village with its diverse range of traditional shops including a butchers, a family-run fishmongers, a greengrocers, two supermarkets and a post office. The area also provides four local pubs, a library, doctors and dental surgeries.

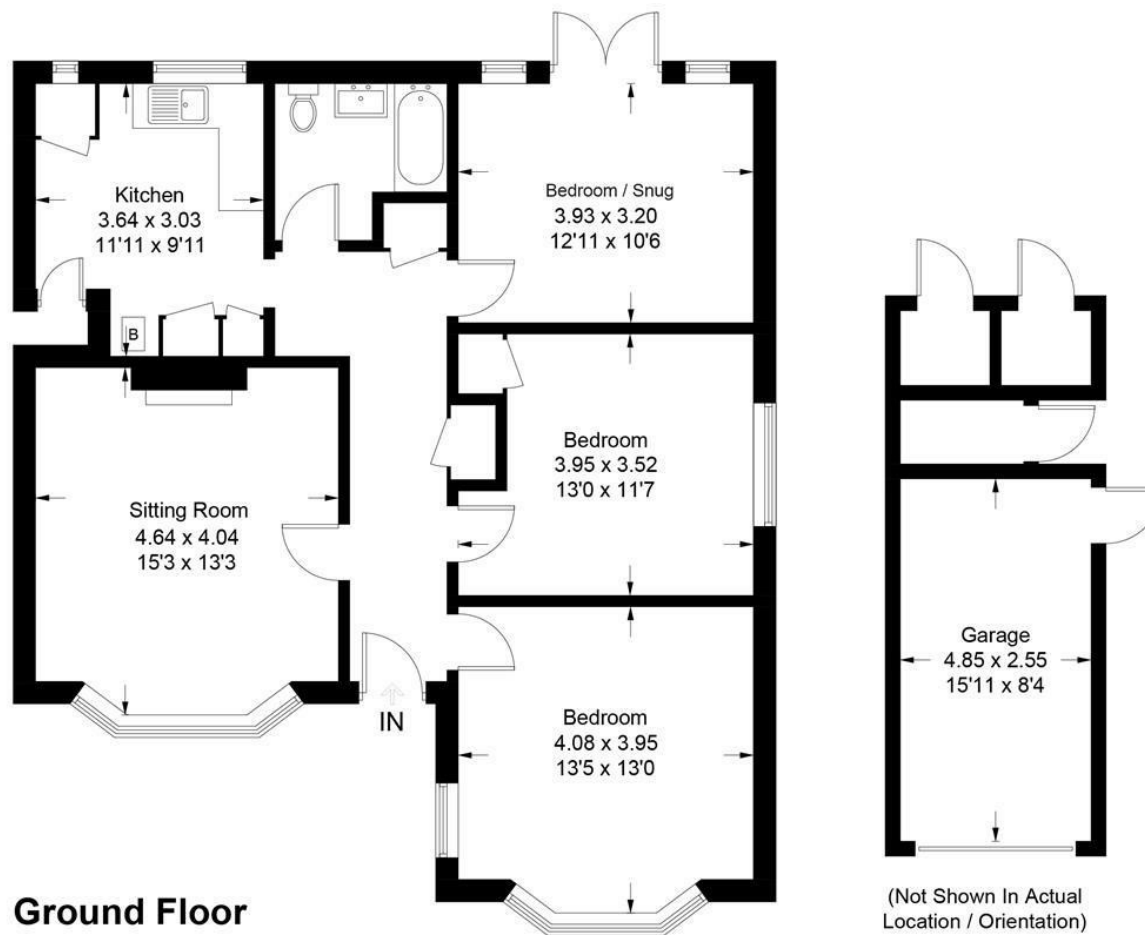
Bookham Common is just minutes walk away and is great for cyclists and walkers. Bookham station is a short walk away and there is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. A wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom are also nearby.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station.

Tenure	Freehold
EPC	D
Council Tax Band	F



Approximate Gross Internal Area = 88.5 sq m / 953 sq ft
Outbuildings = 17 sq m / 183 sq ft
Total = 105.5 sq m / 1136 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1086955)

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