



7 Stonehill Close, Great Bookham, Surrey, KT23 3DY

Asking Price £895,000



• EXTENDED THREE BED DETACHED BUNGALOW

• SUPERB SITTING/DINING ROOM

• PRINCIPLE BEDROOM WITH EN-SUITE

• DRIVEWAY PARKING

• WALK TO SHOPS & AMENITIES

• QUIET CUL-DE-SAC LOCATION

• KITCHEN/BREAKFAST/UTILITY ROOM

• CLOAKROOM/BATHROOM SUITE

• GARDEN ROOM & STORE ROOM

• NO ON-GOING CHAIN

Description

A thoughtfully extended detached bungalow presented in superb order throughout located in a convenient, quiet cul-de-sac location within walking distance of village shops and amenities nearby. The property boasts a quite superb sitting/dining room, en-suite to the principle bedroom, kitchen/breakfast room and useful garden room. Conveniently for the purchaser the property is offered with no on-going chain.

The property is approached by a driveway and front garden leading to the front door which opens onto a welcoming entrance hall with a handy cloakroom/bathroom. The sitting room makes an ideal entertaining space for friends and family and features plenty of space for a dining table and chairs along with a 'light and airy' seating area with a feature lantern and doors onto the garden.

The principle bedroom features a range of fitted wardrobe cupboards and an en-suite shower room. Two further spacious double bedrooms also feature fitted wardrobes. (Bedroom 3 is currently used as a study).

The kitchen/breakfast room benefits from a good range of fitted cupboards, granite worktops for preparation, space for integrated and free standing appliances. Further space is available for a breakfast table and a utility area with plumbing for laundry. A door leads to side access and a pleasant garden with a feature garden room and a store to the rear.

The garden boasts a sunny aspect with a paved patio, lawn and mature shrubs and trees.

Situation

Situated in a quiet cul-de-sac within walking distance of Bookham shops and amenities which includes a bakers, a butchers, a fishmongers, a greengrocers, a post office, two small supermarkets delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the Green belt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded.

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 and Leatherhead are available from Bookham Station which is just under a mile away.

Tenure

Freehold

EPC

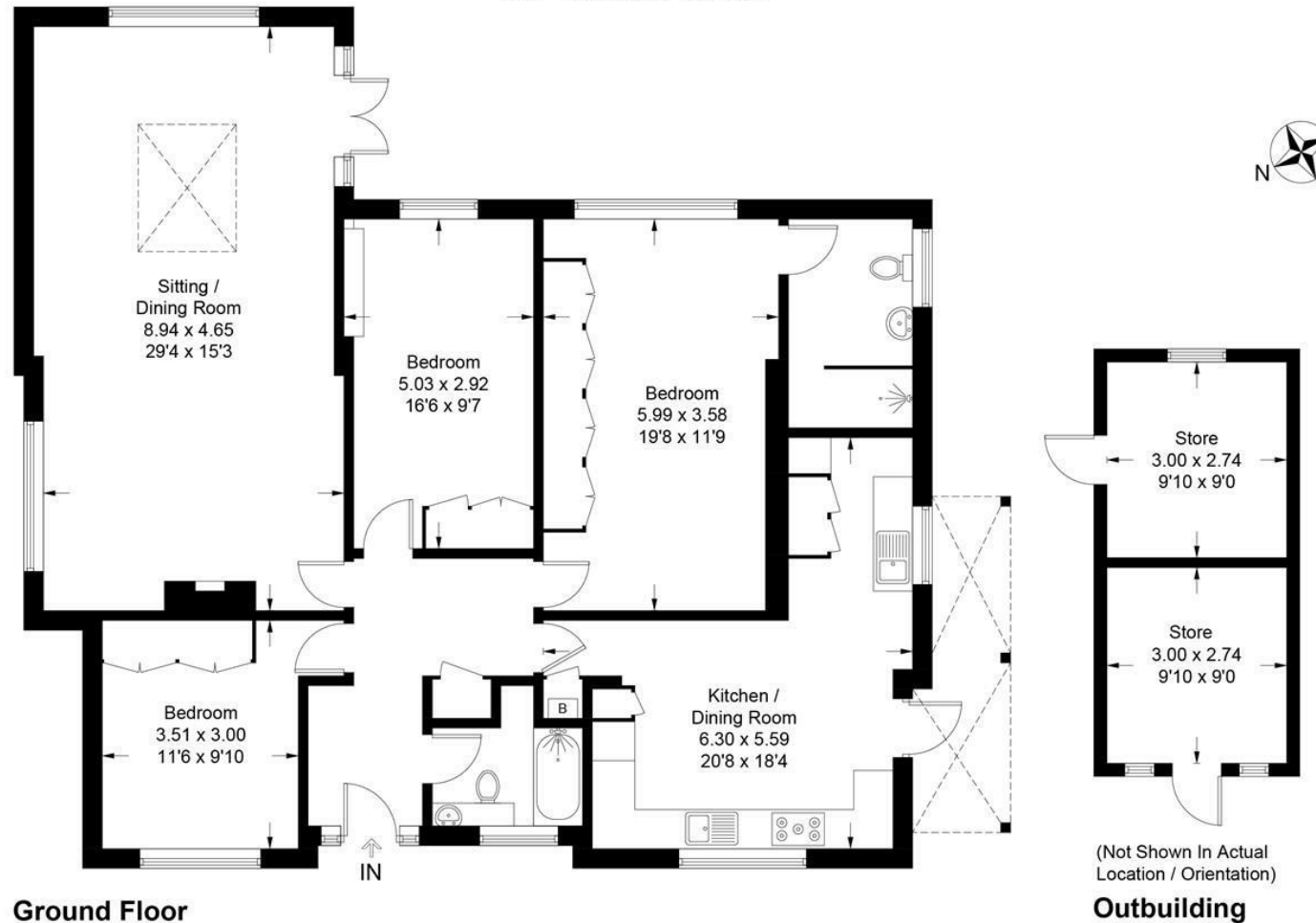
C

Council Tax Band

F



Approximate Gross Internal Area = 137.0 sq m / 1475 sq ft
Outbuilding = 16.9 sq m / 182 sq ft
Total = 153.9 sq m / 1657 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. (ID1100793)
www.bagshawandhardy.com © 2024

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

