



59 The Garstons, Great Bookham, Surrey, KT23 3DT

Asking Price £649,950



- DETACHED WELL PRESENTED BUNGALOW
- SCOPE TO ENLARGE FURTHER IF DESIRED (STPP)
- CONSERVATORY OVERLOOKING GARDEN
- DELIGHTFUL REAR GARDEN
- WALK TO VILLAGE SHOPS
- 3 BEDROOMS
- BRIGHT SITTING ROOM
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARAGE
- UNDER A MILE TO BOOKHAM STATION

Description

This well presented detached bungalow features a beautifully maintained secluded rear garden and is situated in a convenient position within easy reach of local village shops and amenities.

As you walk through the front door you are welcomed into a spacious and bright entrance hall with several storage cupboards and access to loft space (with ladder, light and boarding).

There is a good sized sitting room with a feature fireplace, a kitchen with a range of units and integrated slimline dishwasher, integrated undercounter fridge and freezer, wine cooler, gas hob, oven, and space for a washing machine. A door leads to the conservatory with doors out to the garden.

There are three good size bedrooms with the principal bedroom overlooking the garden with French doors leading outside. The third bedroom is currently used as a study. There is a family bathroom off the hallway comprising a bath with shower over, wc and sink.

To the front of the property there is ample driveway parking leading to the detached garage which offers power and light. Gated side access leads to the secluded, Westerly backing rear garden with a patio, well established flower beds, lawn, two garden sheds, and a summer house.

Situation

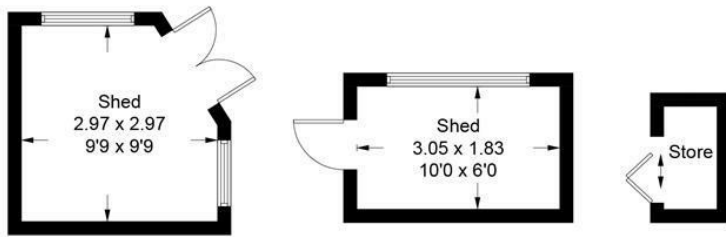
The property is easily within walking distance of Bookham shops and amenities which includes a bakers, butchers, fishmonger, greengrocer, two local supermarkets and coffee shops to choose from. There is also a library, doctors and dental surgeries close to hand.

The area generally abounds with a wealth of open countryside much of which is in the Greenbelt 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

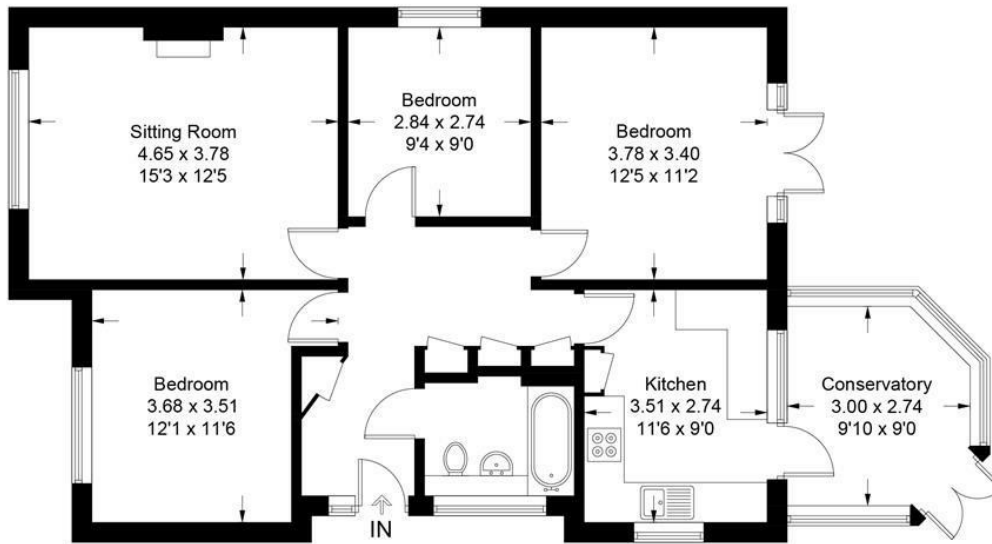
Tenure	Freehold
EPC	D
Council Tax Band	E



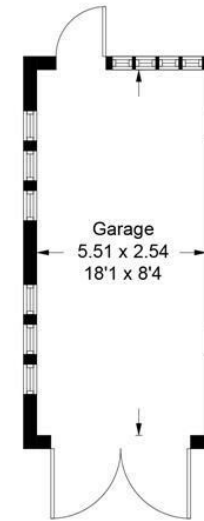


(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft
 Outbuildings = 28.9 sq m / 311 sq ft
 Total = 115.2 sq m / 1240 sq ft
 (Including Garage)



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID1104654)

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

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