



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

Asking Price £649,950



- SET IN A MOST SOUGHT AFTER CUL DE SAC
- EASY REACH OF AMENITIES
- SPACIOUS LIVING ROOM
- DELIGHTFUL CONSERVATORY
- SECLUDED REAR GARDEN
- WALKING DISTANCE OF THE VILLAGE
- THREE GOOD SIZE BEDROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- AMPLE DRIVEWAY PARKING AND GARAGE
- NO ON-GOING CHAIN

Description

Situated in a popular residential cul-de-sac just a short walk away from village shops is this superb three bedroom bungalow featuring a kitchen/breakfast room, conservatory and detached garage. Conveniently for the purchaser the property is offered with no on-going chain.

The accommodation comprises :- An entrance hall with storage cupboards and a useful cloakroom lead to a spacious sitting room with a feature fireplace and sliding doors onto a conservatory and garden. The principle bedroom benefits from a range of fitted wardrobe cupboards. Bedroom 2 is currently used as a dining room and along with bedroom 3 all are served by a shower room suite.

The kitchen/breakfast room benefits from plenty of worktops for preparation, floor and wall mounted cupboards, integrated appliances and space for freestanding appliances. Further room is available for a breakfast table. A door leads to side access.

Outside the property is approached via a driveway with parking for a number of cars. Gated side access leads to a detached garage with an electric up and over door. The rear garden is laid to lawn with screen hedging to the rear.

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 delicatessen and coffee shops. There is also a library, doctors and dental surgeries.

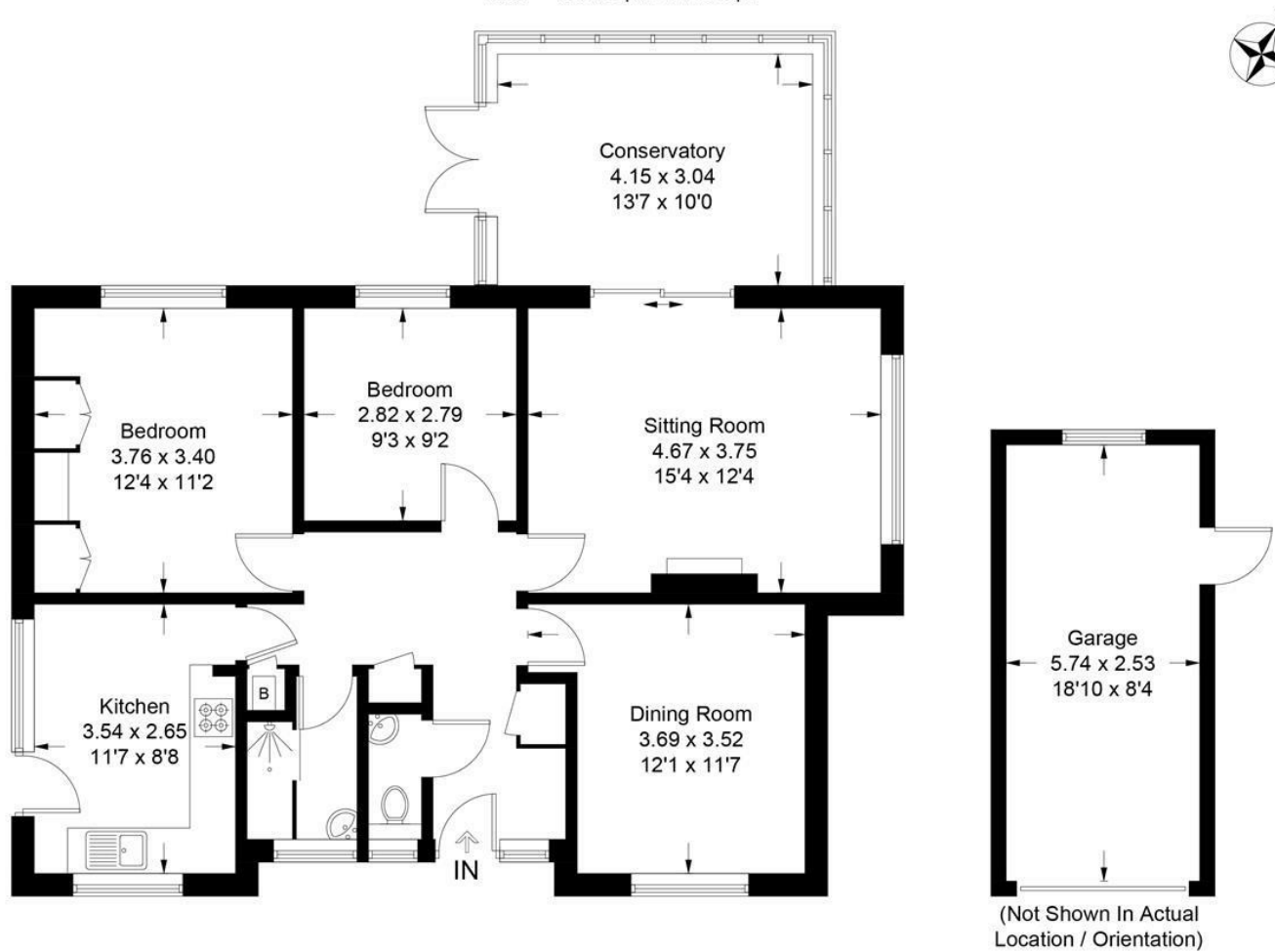
The area generally abounds with a wealth of open countryside much of which is in the Green belt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded.

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	D
Council Tax Band	F



Approximate Gross Internal Area = 91.7 sq m / 987 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 106.4 sq m / 1145 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. (ID1120111)

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