



Dalinga 109a Lower Road, Great Bookham, Surrey, KT23 4AW

Asking Price £995,000



- WELL PRESENTED THROUGHOUT
- KITCHEN BREAKFAST ROOM
- TWO RECEPTION ROOMS
- SECLUDED GARDEN
- PRIVATE CUL-DE-SAC
- DETACHED 3 BEDROOM BUNGALOW
- SEPARATE UTILITY ROOM
- THREE BATHROOMS
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN

## Description

This well presented detached bungalow is situated in a private cul-de-sac of just two bungalows and offers three bedrooms, three bathrooms, two reception rooms, a secluded wraparound garden and a detached garage.

As you open the front door you are welcomed into a bright spacious entrance hall with a good sized cupboard for coats and boots etc and also the main bathroom containing bath with shower, this is situated conveniently adjacent to bedroom three.

The generous sized, dual aspect living room features a coal effect gas fire and patio doors out to the garden. There is a separate dining room next to the modern kitchen breakfast room. The kitchen is fitted with an extensive range of cupboards, integrated appliances including fridge, freezer, two single ovens, microwave and a wine cooler. The large dual aspect kitchen also has its own set of patio doors leading out to the garden. There is a separate utility area with its own sink and space for a washing machine and separate tumble dryer plus a boiler cupboard and a side door to outside.

The principal bedroom benefits from a range of fitted wardrobes and dressing table, plus a separate built in wardrobe, and an ensuite shower room with a generous sized shower. The guest bedroom offers its own separate shower and cloakroom, while bedroom three (currently used as a study) features a built in wardrobe.

To the front of the property there is a driveway with parking for several vehicles leading to the detached garage. The garden wraps around the bungalow and has large patios to the side and rear with an artificial lawn and raised brick built flower beds.

## Situation

This property is situated in a sought after road on the Bookham/Fetcham borders with both villages being just under a mile away. Bookham Village centre provides a diverse range of traditional shops, including butchers, a family-run fishmonger's, greengrocer's, two supermarkets and a post office. The area also provides four local pubs, a library, doctor and dental surgeries.

Within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clandon Park, Denbies Wine Estate and Brooklands Museum. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom. The area is also surrounded by many beautiful walks.

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, and Guildford are available from Bookham and Leatherhead Stations.

**Tenure**

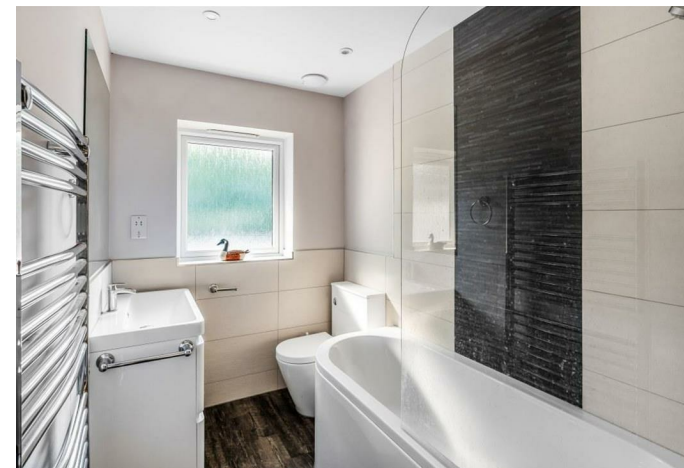
Freehold

**EPC**

C

**Council Tax Band**

F



Approximate Gross Internal Area = 147.2 sq m / 1584 sq ft  
Garage = 16.8 sq m / 181 sq ft  
Total = 164.0 sq m / 1765 sq ft



**Ground Floor**

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 any decisions reliant upon them. (ID1127047)  
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