



Woodlea 1 Wells Close, Great Bookham, Surrey, KT23 3RP

Asking Price £849,950



- DETACHED THREE BEDROOM BUNGALOW
- CUL-DE-SAC LOCATION
- EASY REACH OF BOOKHAM VILLAGE
- LOUNGE/DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE & PARKING
- NO ON-GOING CHAIN

Description

Ideally located in a exclusive cul-de-sac within easy reach of Bookham Village shops and amenities is this spacious three bedroom bungalow offering two bathrooms, a kitchen/breakfast room and double garage. The property is offered for sale with no on-going chain.

The front door opens onto the entrance hall with a cloakroom off for guests. Doors open onto the sitting room with a feature fireplace and plenty of room for seating overlooking the garden. This also leads onto the dining room with plenty of space for a table and chairs. The kitchen provides plenty of worktops for preparation, fitted cupboards and integrated appliances. A handy utility room off the kitchen with access to the garden also features. The principle bedroom offers fitted wardrobes and its own en-suite. Two further bedrooms are served by a family bathroom.

Outside the property benefits from driveway parking leading to a detached double garage. The rear garden boasts a raised patio area with steps down to a garden which is mainly laid to lawn.



Situation

Situated within easy reach of the village centre which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

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 which is 1.5 miles distant.

Tenure	Freehold
EPC	C
Council Tax Band	G

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft
 Garage = 27.3 sq m / 294 sq ft
 Total = 159.7 sq m / 1719 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. (ID1004312)

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