



29 Eastwick Park Avenue, Great Bookham, Surrey, KT23 3LY

£675,000 Freehold

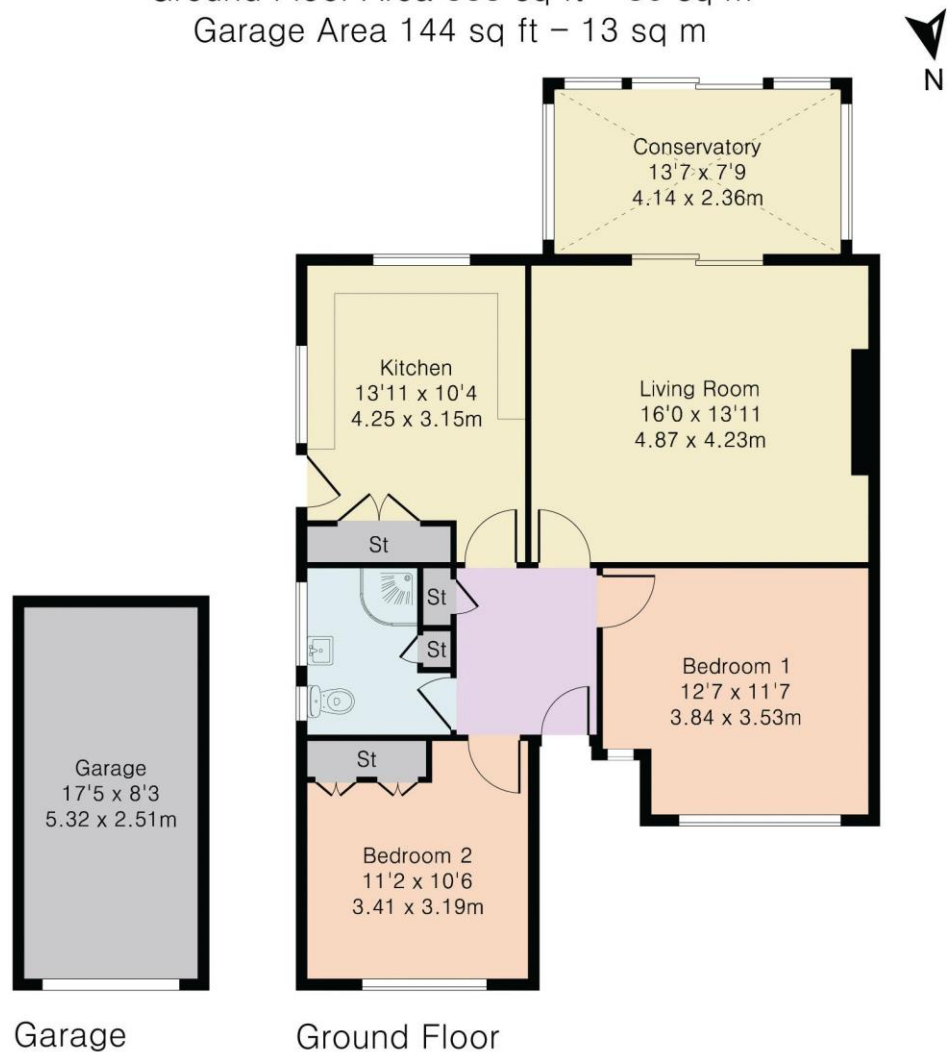
Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the 2nd turning on your left into Eastwick Park Ave then take the first turning on your left hand side into a small cul de sac whereby number 29 can be found towards the end on your left hand side.

Approximate Gross Internal Area 1002 sq ft – 93 sq m
 Ground Floor Area 858 sq ft – 80 sq m
 Garage Area 144 sq ft – 13 sq m

Local Authority

Mole Valley District Council Tel: 01306 885001
 Council Tax Band: F



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Ref: 06.24.4057

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**29 Eastwick Park Avenue, Bookham,
Surrey, KT23 3LY.**

A well presented 2 bedroom detached bungalow offering spacious accommodation and generous sized rear garden situated within easy reach of the village centre.

THE PROPERTY

Originally constructed in the late 1950's this popular style of home does in our opinion provide good potential to further enlarge subject to the usual planning consents. The property has been well maintained over the years, offering light, bright spacious accommodation. Currently this consists of a spacious entrance hall, good sized living room leading through to the conservatory with views over the delightful well maintained gardens. In addition there is a spacious kitchen with matching eye and base level units and ample worktops. The remaining accommodation consists of 2 double bedrooms and a modern family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to a detached garage. Side gated access leads to the superb rear garden which offers a wide paved sun terrace opening out onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 72ft x 85ft (21m x 36m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a sought after cul de sac approximately ¼ mile from Bookham village centre which provides an excellent range of local shops to include 2 supermarkets, a library, a post office, doctors and dentist surgery and a number of other independent retailers. Bookham train station is approximately 1 1/2 miles away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead, giving good access to both Heathrow and Gatwick airports. There are excellent schools in the area including the Howard of Effingham senior school and Eastwick junior school.

