



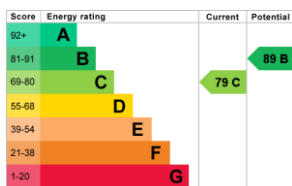
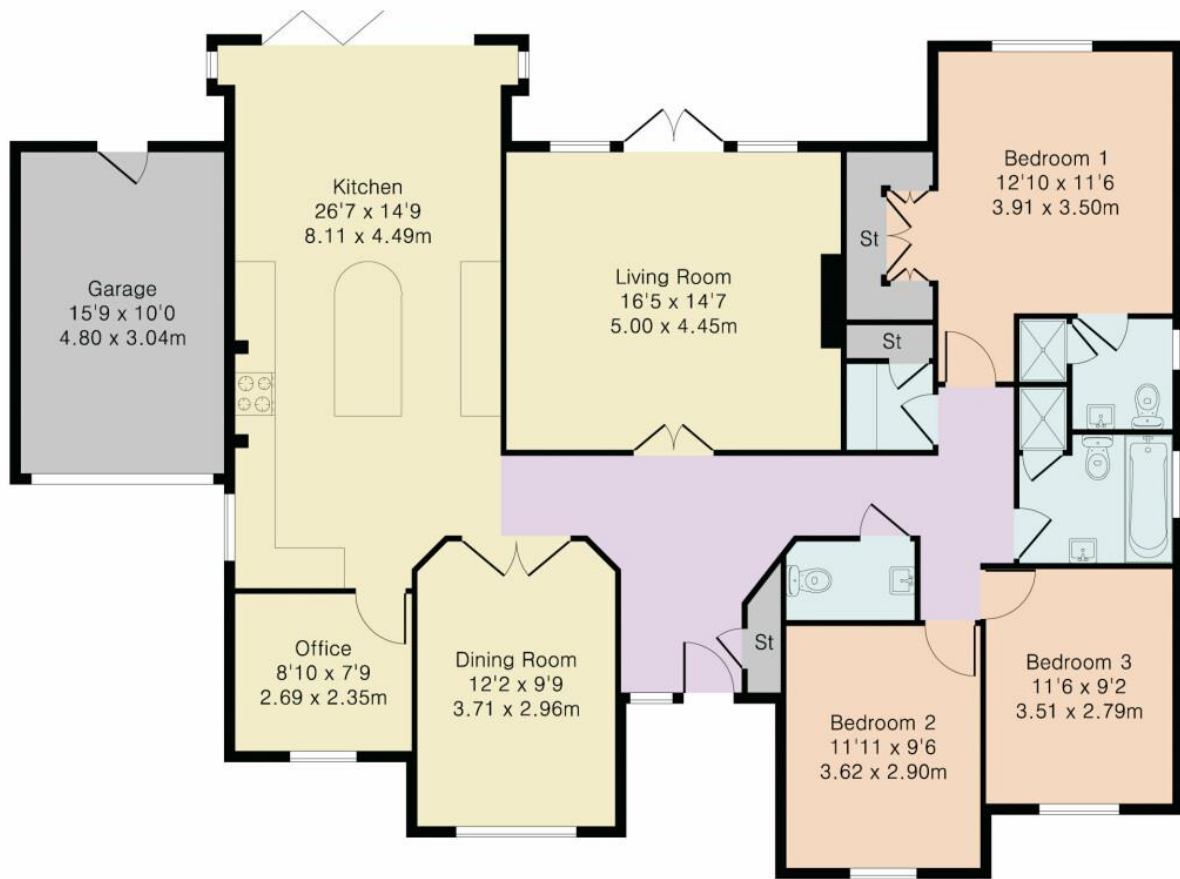
**2 The Hollies, Great Bookham, Surrey,  
KT23 4FN**

**£1,100,000 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 5th turning on your left hand side into The Hollies with number 2 to be found on your left hand side.

**Approximate Gross Internal Area 1724 sq ft - 161 sq m**





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KT23 4FN**

A superbly appointed 3 bedroom detached bungalow offering a delightful southern aspect rear garden situated in a sought after private cul de sac within easy reach of Bookham Village centre.

**THE PROPERTY**

Originally constructed in 2012 by local building company Biles & Co this lovely home provides well-proportioned accommodation as well as a light, bright and contemporary feel. Currently this consists of a cloakroom, 3 bedrooms, master with en suite shower room plus a family bathroom, generous size lounge, separate dining room and study plus a large kitchen/breakfast room with the former providing an excellent range of matching eye and base level units together with ample granite work surfaces, a central island unit and bi-folding doors opening out on to the superb rear garden. The property itself is approached via a bloc pavia driveway giving a good amount of off street parking which in turn leads to an attached garage. Side gated access then leads to the delightful rear garden providing a wide paved sun terrace opening onto an excellent expanse of lawn with well stocked flower and shrub beds surrounding together with mature trees. In total the garden extends to 43ft x 90ft (13m x 27m) and benefits from a sunny southern aspect.



**SITUATION**

The property is situated in a sought after private cul de sac within easy reach of Bookham village which offers an excellent range of local amenities to include 2 small supermarkets, doctors and dentist surgery, a post office, library and a number of other independent retailers. Bookham train station is approximately 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sectors including the well-respected Howard of Effingham secondary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

