



Approximate Gross Internal Area 1336 sq ft - 124 sq m



**Byways, Links Way, Little Bookham,
Surrey, KT23 4HQ**

A good sized 3 bedroom detached bungalow situated in a popular cul de sac location offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1966 this well-proportioned bungalow consists of the following accommodation; cloakroom, spacious sitting room/dining room being 2 distinct areas, conservatory, separate kitchen with a range of matching eye and base level units together with ample work surfaces, 3 bedrooms, 2 with built-in wardrobes, family bathroom and a useful utility. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to an attached garage. There are then well maintained gardens to both side and rear with the latter offering a good expanse of lawn together with a wide paved sun terrace. In total the rear garden extends to 28ft x 74ft (8.5m x 22m) benefiting from mature trees and hedging providing good seclusion.



SITUATION

The property is located in a popular private road which comprises of a number of detached houses and bungalows approximately 1 mile from the village centre which offers an excellent range of local shops including two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Effingham train station is approximately 2 miles away and provides a commuter service into London Waterloo and Victoria. The property is also close to the well-respected Howard of Effingham secondary school and St Lawrence primary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

