

38B Keswick Road, Great Bookham, Surrey, KT23 4BH

Price Guide £950,000









- DETACHED BUNGALOW
- TWO FURTHER BEDROOMS
- ULTRA MODERN KITCHEN WITH DOOR TO CONSERVATORY
- FAMILY SHOWER ROOM
- INTEGRAL GARAGE
- PRINCIPAL BEDROOM WITH EN SUITE
- SPACIOUS LIVING ROOM OPENING ON TO CONSERVATORY
- LARGE CONSERVATORY OVERLOOKING THE GARDENS
- DRIVEWAY PARKING
- FABULOUS PEACEFUL LOCATION

Description

Tucked away in a desirable residential location, this well-presented three-bedroom detached bungalow offers generous living space, a versatile layout, and attractive gardens that create a peaceful setting.

The property is approached via a wide driveway providing ample parking and access to the integral garage. The frontage is neatly laid with lawn and mature shrubs.

The welcoming entrance hall leads through to a bright and airy sitting room, which opens into a conservatory overlooking the rear garden. The ultra modern fully fitted kitchen is well proportioned and sits in the heart of the home.

There are three bedrooms. The principal bedroom is particularly spacious with an en-suite shower room and fitted wardrobe. The second bedroom has room for a double bed and also has fitted wardrobes. There is also a family shower room. The bungalow's layout is highly adaptable, offering options for those seeking a home office, guest accommodation, or a downsizing move without compromising on space.

The rear garden is a true highlight, measuring approximately 53' x 67', enjoying a sunny South West, private aspect and thoughtfully landscaped with established planting, level lawn, and paved seating areas ideal for entertaining. A patio with space for outdoor dining and lounging flows naturally from the conservatory, creating seamless indoor-outdoor living. There is a garden shed with power and light and a greenhouse.

This property combines generous proportions, practical features, and a wonderful garden setting, making it ideal for families, downsizers, or anyone looking to put their own stamp on a versatile bungalow in a sought-after location.

Situation

This property is situated in a highly regarded sought after road in Bookham with both Bookham and Fetcham villages being just under a mile away. Bookham Village centre provides a diverse range of traditional shops, including two 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 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.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, 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. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

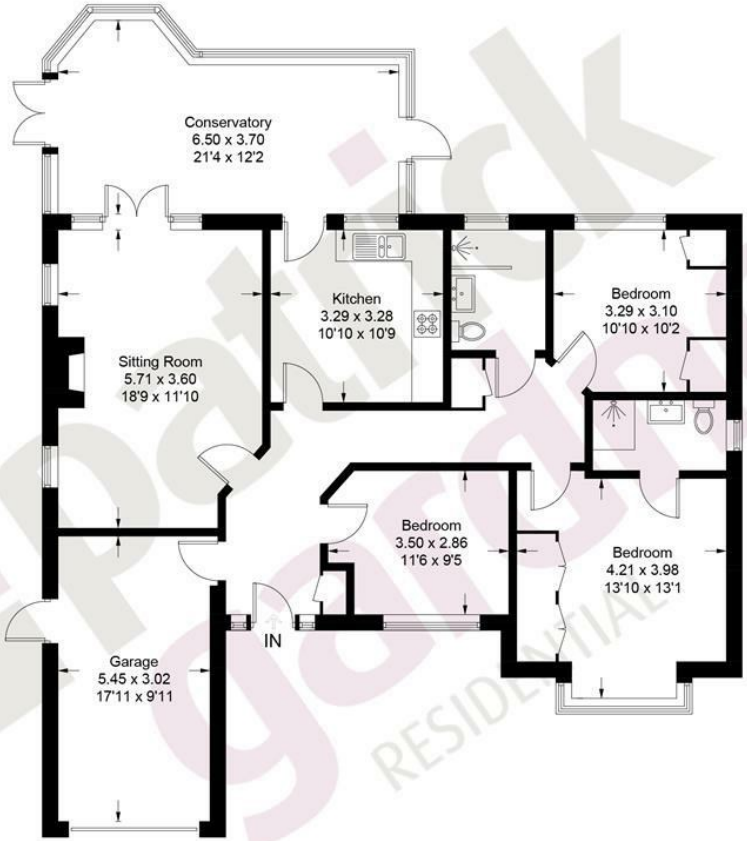
Tenure	Freehold
EPC	C
Council Tax Band	F







Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft
(Including Garage)



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 decisions reliant upon them. (ID1243140)

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