



**2 Wells Close, Great Bookham,
Surrey, KT23 3RP**

£850,000 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 3rd turning on your left hand side into Eastwick Drive and then 1st right into Wells Close and number 2 can be found towards the end of the cul de sac on the right hand side.

**Approximate Gross Internal Area 1640 sq ft - 152 sq m
(Including Garage)**

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

2 Wells Close, Great Bookham, KT23 3PY

A particularly spacious and well presented 3 bedroom detached bungalow offering a superb rear garden situated in a quiet cul de sac location in the popular "Eastwick area."

THE PROPERTY

This desirable home does in our opinion provide good size rooms throughout as well as excellent potential to further enlarge subject to the usual planning consents. Currently this accommodation consists of an entrance hall, cloakroom, 3 bedrooms, 2 with built-in wardrobes, a generous size living room/dining room with patio doors opening out onto the lovely rear garden, well appointed kitchen/breakfast room incorporating an excellent range of matching eye and base level contemporary units together with ample wood block worktops and a breakfast bar. In addition there is also a separate utility room and a modern family shower room. To the front of the bungalow there is a good amount of off street parking which in turn leads to an attached tandem length garage with additional storage to the rear. A particular feature of this lovely home is the superb rear garden which surrounds the property to two sides offering an excellent expanse of lawn screened via a profusion of well stocked flower and shrub beds and mature hedging. In total the garden extends to 56ft x 87ft (17m x 26m).



SITUATION

The property is located in a sought after cul de sac within easy reach of the well respected Eastwick school. Bookham village centre is approximately ½ mile away, which provides an excellent range of shops to include two small supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is 1 mile away offering a commuter service into London Waterloo and Victoria. Also within easy reach is Great Bookham Common which is National Trust owned providing some delightful walks and countryside. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also close by are excellent schools in the area both in the state and private sector.

