



**1 Dawnay Road, Great Bookham,  
Surrey, KT23 4PE**

**£675,000 Freehold**

### Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 in the direction of Leatherhead. After a few hundred yards turn right at the traffic lights into Crabtree Lane and 2<sup>nd</sup> right into Dawnay Road and the property will be found immediately on your left hand side.

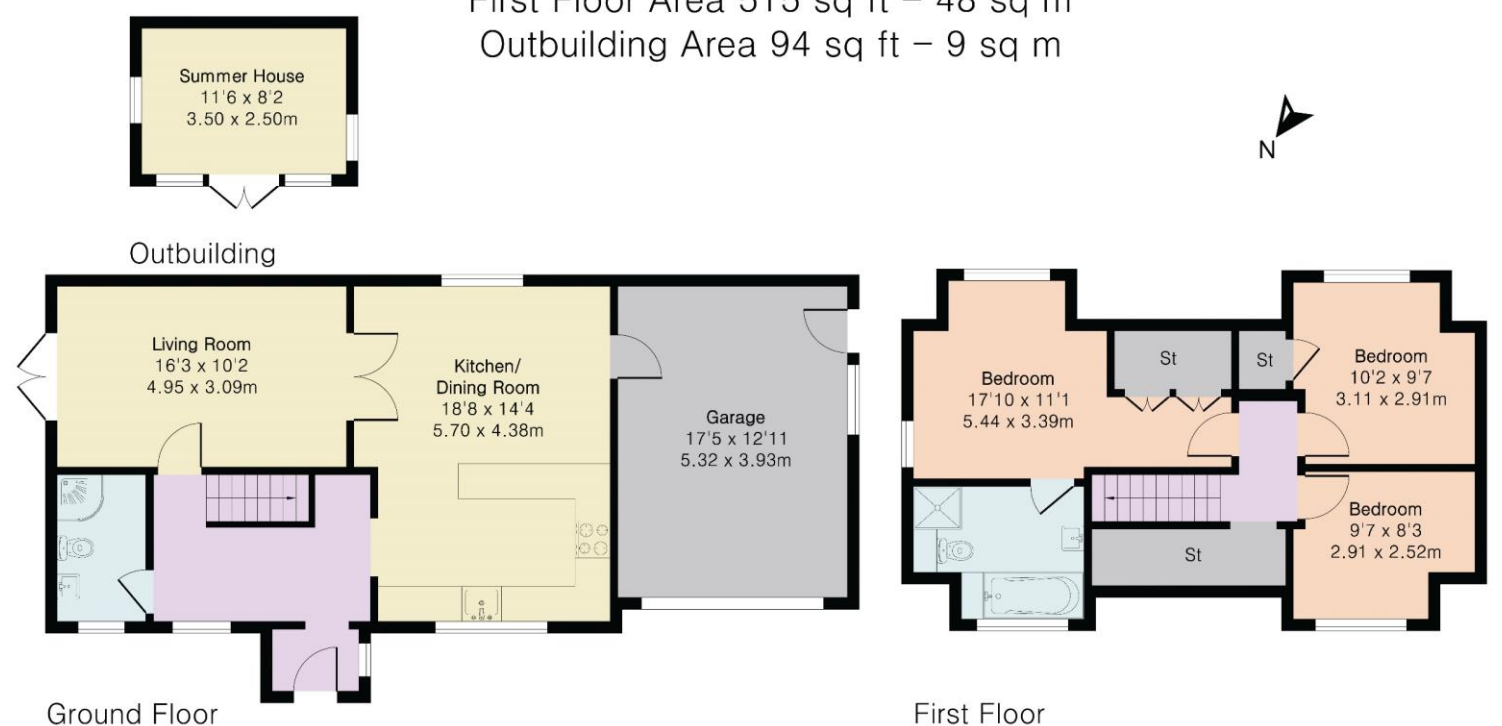
### Local Authority

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



### Approximate Gross Internal Area 1350 sq ft - 126 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 835 sq ft – 78 sq m  
First Floor Area 515 sq ft – 48 sq m  
Outbuilding Area 94 sq ft – 9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	67	80
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		

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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.

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A well proportioned 3 bedroom detached house offering a good size side garden, situated within easy reach of Bookham village centre.

**THE PROPERTY**

Originally constructed in 1926 this older style property provides good accommodation to both ground and first floor. The ground floor includes entrance hall, lounge, open plan kitchen/dining room with a good range of matching eye and base level units with ample work surfaces and space for a dining table, and a shower room. To the first floor there are 3 bedrooms and a family bathroom. 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. To the side of the property is a generous size garden incorporating a crazy paved sun terrace with steps leading up to a good expanse of lawn screened on all sides by mature trees. The garden extends to 57ft x 37ft (17m x 11m) and incorporates a detached timber constructed summer house.



**SITUATION**

The property is located on the popular south side of the village within easy reach of Bookham centre which offers an excellent range of amenities including 2 supermarkets, doctors' and dentist surgeries, a library, a post office and a number of independent retailers. Bookham train station is just over 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. Surrounding the village is some delightful countryside much of which is National Trust owned. The property is also within easy reach of excellent local schools within both private and state sectors including the well renowned Howard of Effingham Secondary School.

