



4 Allen Road, Great Bookham, Surrey, KT23 4SL

Asking Price £799,950



- EASY WALKING DISTANCE TO VILLAGE SHOPS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GARDEN STUDIO
- DELIGHTFUL WESTERLY BACKING GARDENS
- EXTENDED DETACHED BUNGALOW
- KITCHEN & UTILITY ROOM
- BATHROOM & SEPARATE SHOWER ROOM
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN

Description

Situated in a most sought after cul-de-sac within easy walking distance of Bookham Village shops this detached bungalow has been extended and is presented in good order offering three double bedrooms, two bathrooms, delightful west backing gardens and NO ONWARD CHAIN.

As you open the front door you are welcomed into a bright entrance hall with a built in coats cupboard. There is a dual aspect living room with a feature fireplace and doors out to the garden. The dining room opens to the superb kitchen with ample storage, built in double oven and integrated fridge freezer. There is a separate utility room with space for further appliances and a door to outside.

There are three good sized bedrooms with the principal bedroom featuring fitted wardrobes and furniture. There is a large family bathroom and a separate shower room.

To the front of the property there is a driveway parking for several vehicles, a single garage and gated side access to the rear garden. The garden backs in a westerly direction and features a patio, lawn, well established flower bed borders and a garden studio with plumbing and electrics.

Situation

The property is situated within walking distance of Bookham shops and amenities which includes a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust. Norbury park is within short walking distance with Polesden Lacey also easily accessible. Within the locality there are a number of excellent local schools both private and state funded including Polesden Lacey School, The Great Bookham School and The Eastwick Schools to name but a few.

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 Waterloo, Victoria and London Bridge with Guildford in the opposite direction from Bookham Station.

Tenure	Freehold
EPC	D
Council Tax Band	F





Total Approx. Floor Area 113.3 Sq.M. (1219 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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