Tall Trees Leatherhead Road, Great Bookham, Surrey, KT23 4SR

Offers In The Region Of £700,000

- DETACHED THREE BEDROOM BUNGALOW
- SET BACK OFF THE ROAD IN A QUIET ENCLAVE
- KITCHEN/DINING ROOM
- DETACHED DOUBLE WIDTH GARAGE
- SECLUDED REAR GARDEN WITH GATED ACCESS
- EASY WALKING DISTANCE OF VILLAGE SHOPS
- SITTING ROOM OPENING TO CONSERVATORY
- SUPERB FAMILY BATHROOM SUITE
- DRIVEWAY PARKING
- POTENTIAL FOR EXTENSION (STPP)

Description

Ideally located on the South side of Bookham village within easy walking distance of local shops and amenities is this delightful three bedroom detached bungalow situated in a quiet enclave set back off of the road. The property benefits from a double width garage and a southerly aspect rear garden, ideal as a downsize.

The front door opens onto a welcoming entrance hall with a handy cloaks cupboard, store cupboard and wood effect flooring. The sitting room to the rear of the property offers a relaxed seating area for the family with a conservatory off, current used as an office with access onto the patio and garden. The kitchen is off the hallway and benefits from a well designed range of floor and wall mounted cupboards to utilize, along with some integrated appliances and space for freestanding appliances with further access onto the garden and the dining room which provides plenty of room for a table and chairs for the family.

The principal bedroom benefits from fitted wardrobe cupboards and along with two further good size bedrooms, all are served by a superb family bathroom suite.

Outside the property features a front garden and driveway leading to a double width garage with a single door. To the rear a brick paved terrace features with a seating area to enjoy a sunny southerly aspect. The remainder of the garden is laid to lawn with a rear gate.

Situation

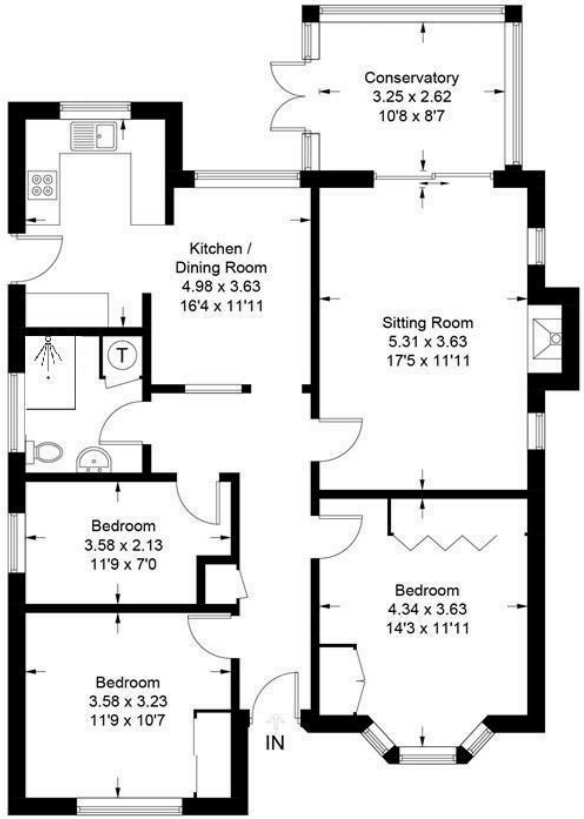
The property is situated just 5 minutes' walk from Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

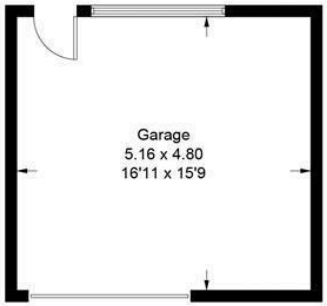
Bookham station is just 1.2 miles away and there is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

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/ Guildford/ Leatherhead are available from Bookham Station.

Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft
Garage = 24.7 sq m / 266 sq ft
Total = 125.6 sq m / 1352 sq ft





(Not Shown In Actual Location / Orientation)

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. (ID863140)

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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

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