


## Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until you come to the 2nd set of traffic lights turning left into Eastwick Road and then the 2nd left into Pine Dean whereby number 30 can be found towards the end of the cul de sac on your right hand side.

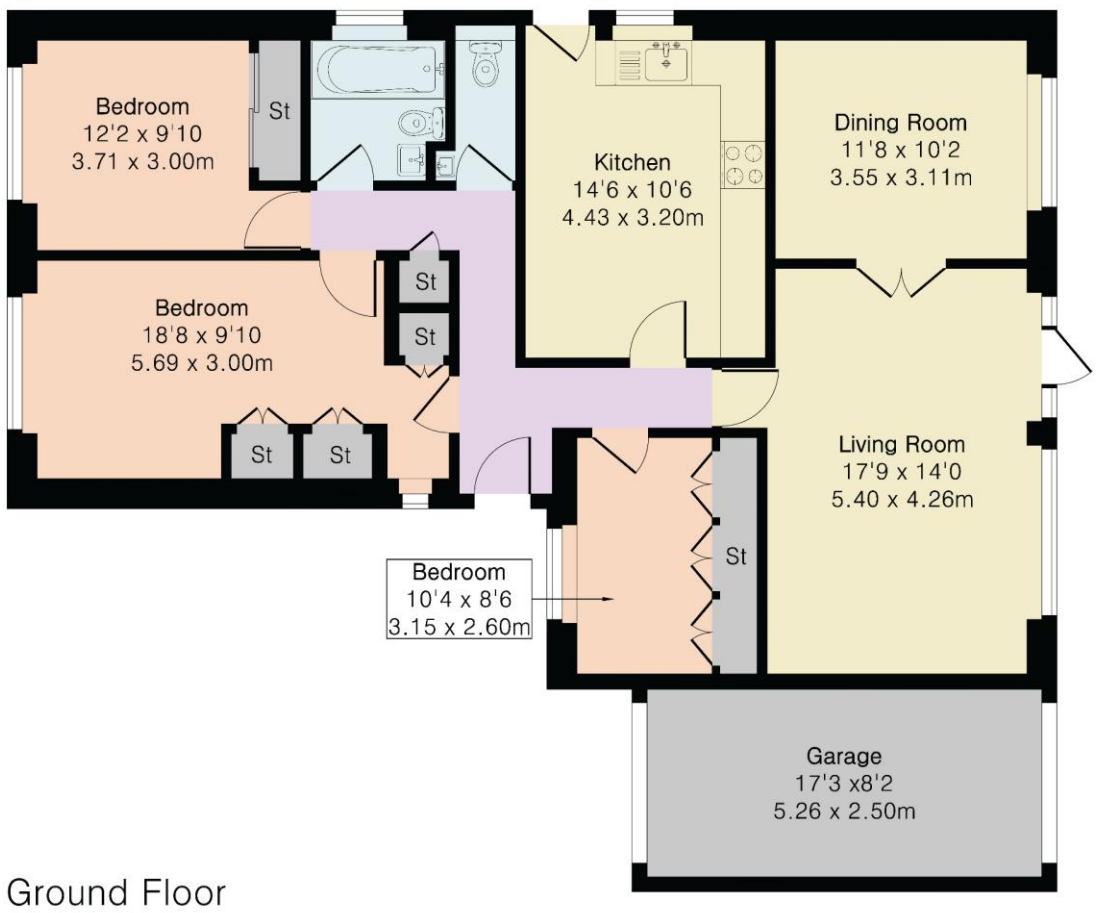
## Local Authority

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

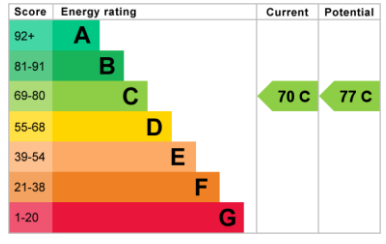




**Approximate Gross Internal Area 1077 sq ft - 100 sq m**
**(Excluding Garage)**
Garage Area 142 sq ft – 13 sq m




Ground Floor




HENSHAWS
**Bookham Office**
**Rayleigh House**
**32 High Street**
**Great Bookham**
**Tel: 01372 450255**
**Email: bookhamoffice@henshaws.net**

Ref: 10.26.4317

**www.henshaws.net**

**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.

## 30 Pine Dean, Bookham, Surrey KT23 4BT

A well presented 3 bedroom detached bungalow situated in a highly sought after cul-de-sac, within walking distance of Bookham village. NO ONWARD CHAIN.

## THE PROPERTY

Originally constructed in the 1970s this popular style of bungalow does in our opinion provide well proportioned accommodation to include an entrance hall, cloakroom, 3 bedrooms, 2 with built-in wardrobes and a family bathroom. In addition there is also a living room, separate dining room and a kitchen/breakfast room with the latter incorporating a good range of matching eye and base level units together with ample work surfaces and space for a dining table. 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 . Gated side access then leads to the rear garden providing a small sun terrace with step down to a good expanse of lawn screened via mature trees. In total the garden extends to 38ft x 40ft (11m x 12m) and benefits from a north westerly aspect.







## SITUATION

The property is located in a sought after cul de sac just under ¼ from Bookham village centre which offers an excellent range of local shops to include 2 small supermarkets, post office, doctors and dentist surgery, a library and a number of other independent retailers. Bookham Train Station is just under a mile away and provides a commuter service into London Waterloo and Victoria. Also a similar distance is Great Bookham Common with its delightful walks and countryside views. The M25 can be reached on the outskirts of Leatherhead junction 9 giving good motorway access to both Gatwick and Heathrow airports. Also within easy reach are excellent schools both in the state and private sector, including the well renowned Howard of Effingham Secondary School.











