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

Asking Price £1,150,000

- DETACHED THREE BEDROOM BUNGALOW
- EASY REACH OF BOOKHAM VILLAGE
- ALL YEAR PENINSULAR CONSERVATORY WITH AIR CONDITIONING
- OVER 2100SQFT
- DETACHED DOUBLE GARAGE & PARKING
- CUL-DE-SAC LOCATION
- MULTIPLE LIVING SPACES
- LATERAL WIDTH LOFT SPACE WITH A GOOD ROOF PITCH
- WRAP AROUND GARDEN
- NO ON-GOING CHAIN

## Description

Ideally located in a exclusive cul-de-sac within easy reach of Bookham Village shops and amenities is this spacious three bedroom bungalow offering two bathrooms, a kitchen/breakfast room and double garage. The property is offered for sale with no on-going chain.

The front door opens onto the entrance hall with a cloakroom off for guests as well as a cupboard for coats. Internal double doors then open into the sitting room with a feature fireplace and plenty of room for seating overlooking the garden. This also leads onto the dining room with plenty of space for a table and chairs. In addition, and off the kitchen, there is a family room which opens into a large well insulated conservatory with double doors out to the garden. The kitchen provides plenty of worktops for preparation, fitted cupboards and integrated appliances with access to a handy utility room.

On the north-eastern side of the bungalow, the principle bedroom offers air - conditioning, fitted wardrobes and an en-suite bathroom. The second bedroom has fitted wardrobes and its own en-suite shower room that doubles up with a second door to be a family shower room, while the third bedroom also has fitted wardrobes and an en-suite toilet.

Outside to the rear, a south and west facing wraparound garden benefits from a patio area off the living spaces with a couple of steps up to a garden which is mainly laid to lawn. To the front of the house, the driveway leads to a detached double garage and allows for the parking of multiple cars outside.

## Situation

Situated within easy reach of the village centre which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

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 and Leatherhead are available from Bookham Station which is 1.5 miles away.

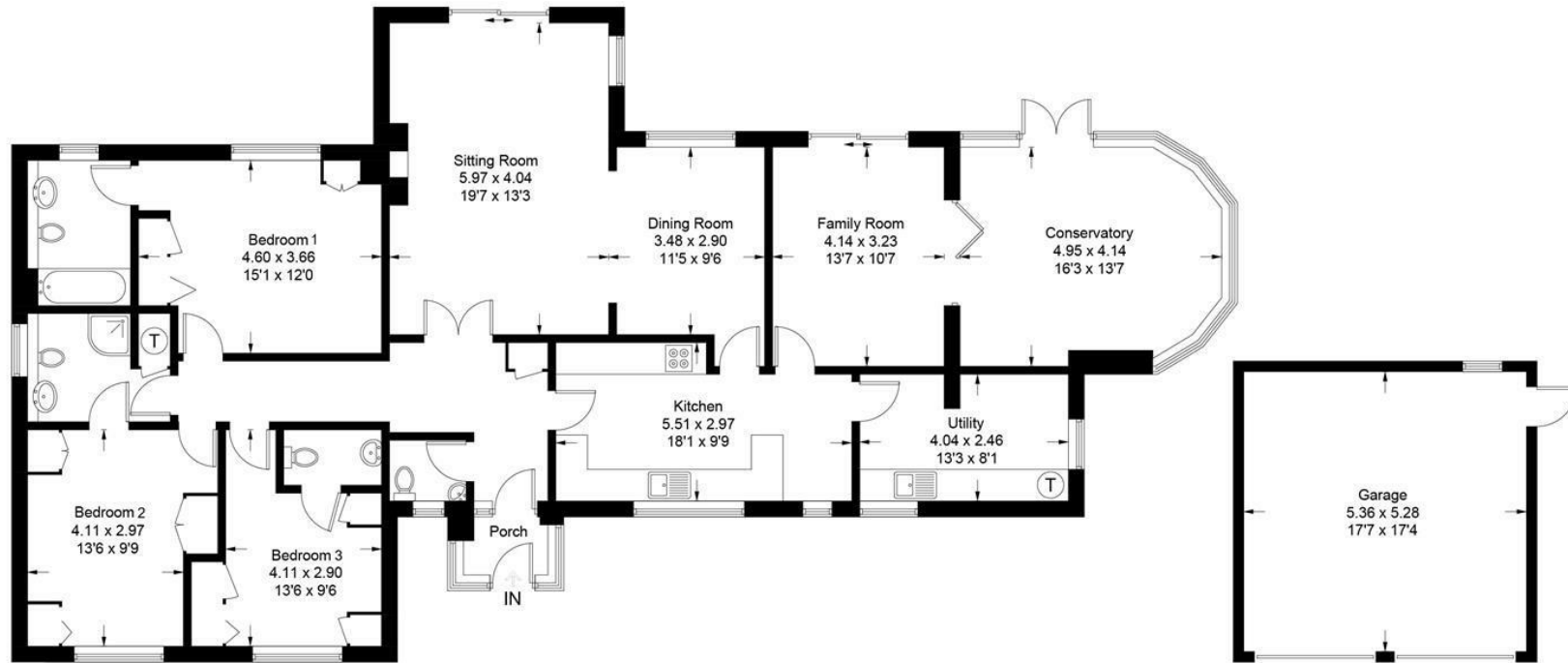| Tenure | Freehold |
| --- | --- |
| EPC | D |
| Council Tax Band | G |

Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft
Garage = 28.3 sq m / 305 sq ft
Total = 200.1 sq m / 2,154 sq ft

N

**Sitting Room**
5.97 x 4.04
19'7 x 13'3

**Bedroom 1**
4.60 x 3.66
15'1 x 12'0

**Dining Room**
3.48 x 2.90
11'5 x 9'6

**Family Room**
4.14 x 3.23
13'7 x 10'7

**Conservatory**
4.95 x 4.14
16'3 x 13'7

**Kitchen**
5.51 x 2.97
18'1 x 9'9

**Utility**
4.04 x 2.46
13'3 x 8'1

**Garage**
5.36 x 5.28
17'7 x 17'4

**Bedroom 2**
4.11 x 2.97
13'6 x 9'9

**Bedroom 3**
4.11 x 2.90
13'6 x 9'6

Porch

IN

**Ground Floor**

(Not Shown In Actual Location / Orientation)

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. (ID1220678)
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