



9 Pine Walk, Bookham, Surrey
KT23 4AS

Guide Price £925,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the next turning on your left hand side into Pine Walk and number 9 can be found at the end of the cul de sac on the left.

Local Authority

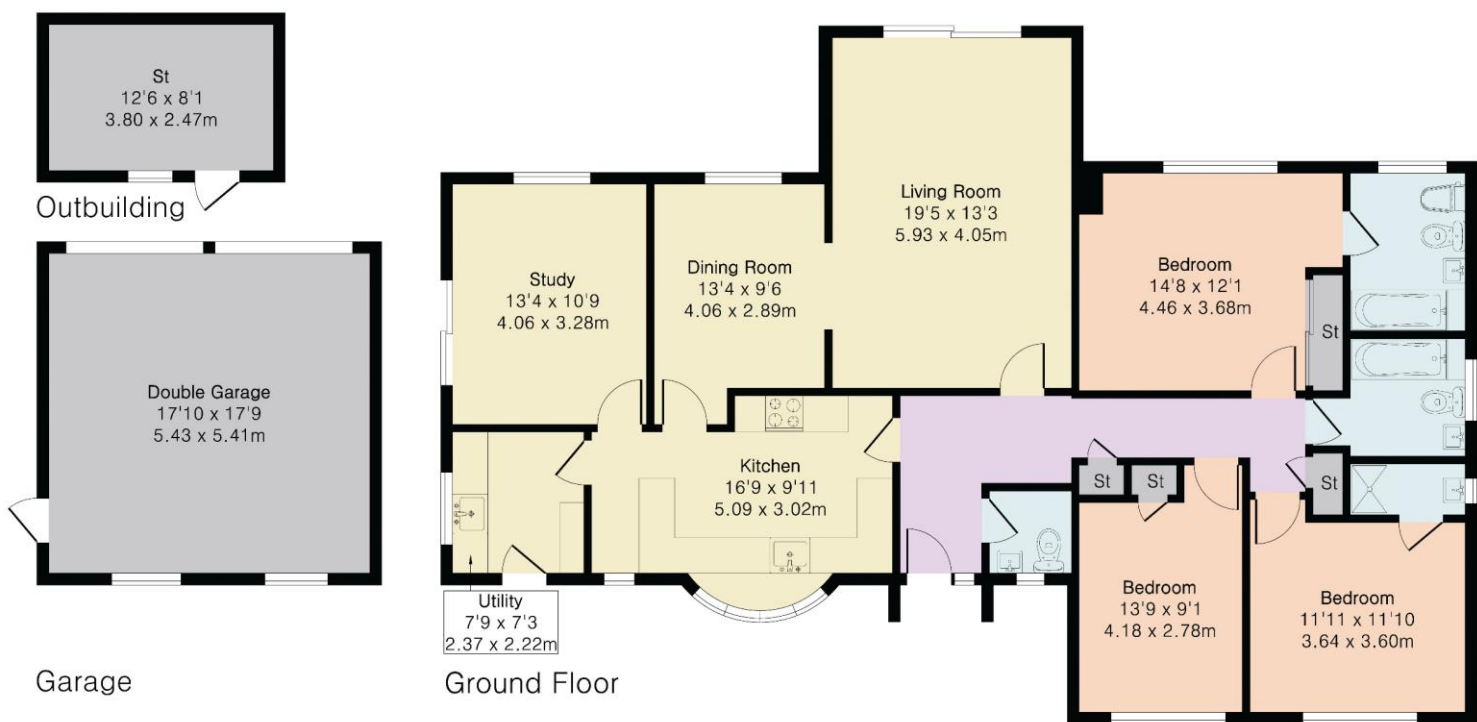
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Approximate Gross Internal Area 1512 sq ft - 140 sq m
(Excluding Garage & Outbuilding)

Garage Area 316 sq ft – 29 sq m

Outbuilding Area 101 sq ft – 9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		

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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 highly desirable 3 / 4 bedroom detached bungalow offering a generous size southerly aspect rear garden combined with being situated in a sought after cul de sac within walking distance of Bookham village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1980s this spacious bungalow does in our opinion now require a programme of updating and modernisation which as a result provides the incoming purchaser(s) the ideal opportunity to create a lovely home. Currently the accommodation consists of an entrance hall, cloakroom, generous size living room with sliding patio doors opening onto the rear garden, separate dining room and family room, the latter could easily be used as an additional bedroom if so required. The kitchen provides a range of eye and base level units together with a good amount of work surfaces which in turn leads through to a separate utility room. The remaining accommodation consists of 3 double bedrooms all with built-in wardrobes, two with ensuite facilities in addition to the family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to a detached double garage. Side gated access then opens through to the rear garden which surrounds the bungalow providing an excellent expanse of lawn screened by mature trees and hedging. In total the garden extends to 43ft x 102ft (13m x 31m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a highly desirable cul de sac location within walking distance of Bookham High Street which offers an excellent range of local shops to include two supermarkets, doctors and dentist surgery, a library, a post office, butchers, bakers, fishmongers, greengrocers and a number of other independent retailers. Bookham train station is approx. ¼ of a mile away and provides a commuter service to London Waterloo, Victoria and Guildford. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned. Also within easy reach are excellent schools both in the state and private sector.

