



19 The Garstons, Great Bookham, Surrey, KT23 3DT

Asking Price £615,000



- SEMI DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- SEPARATE UTILITY ROOM/STUDY AREA
- DRIVEWAY PARKING & GARAGE
- EASY REACH OF SHOPS & STATION
- BEAUTIFULLY MAINTAINED
- FULLY FITTED KITCHEN
- BATHROOM SUITE
- SOUTHERLY ASPECT GARDEN
- CONVENIENT FOR LOCAL AMENITIES

Description

This two/three bedroom semi detached bungalow is presented in excellent order throughout and has been lovingly maintained by the current owners to a high standard . The property benefits from a driveway parking, a garage and delightful garden with a sunny southerly aspect.

The front door opens onto a small hall with storage. cupboards. The kitchen has been thoughtfully designed throughout and features a good range of worktops, cupboard storage and integrated appliances. The utility room off the kitchen provides plumbing for laundry, space for an American style fridge/freezer and space is available for a study area. The sitting room offers a relaxed seating area for friends and the reception space is complemented by a dining room to the rear with space for a dining table and access onto the patio and garden.

The principal bedroom benefits from a fitted range of wardrobes and cupboards and along with guest bedroom 2 both are served by a family bathroom suite,

Outside the property is approached by a driveway providing ample parking and leads to a detached garage and side access. The rear garden offers a tranquil space to enjoy a southerly aspect and has been well maintained with flower and shrub borders and screen hedging.

Situation

The property is situated in a sought after residential road within easy reach of Bookham Common, Bookham Station and village shops.

Bookham village centre provides a diverse range of traditional retailers including butchers, a family-run fishmonger's, a greengrocer's, two supermarkets and post office. The area also provides four local pubs, a library, doctors and dental surgeries.

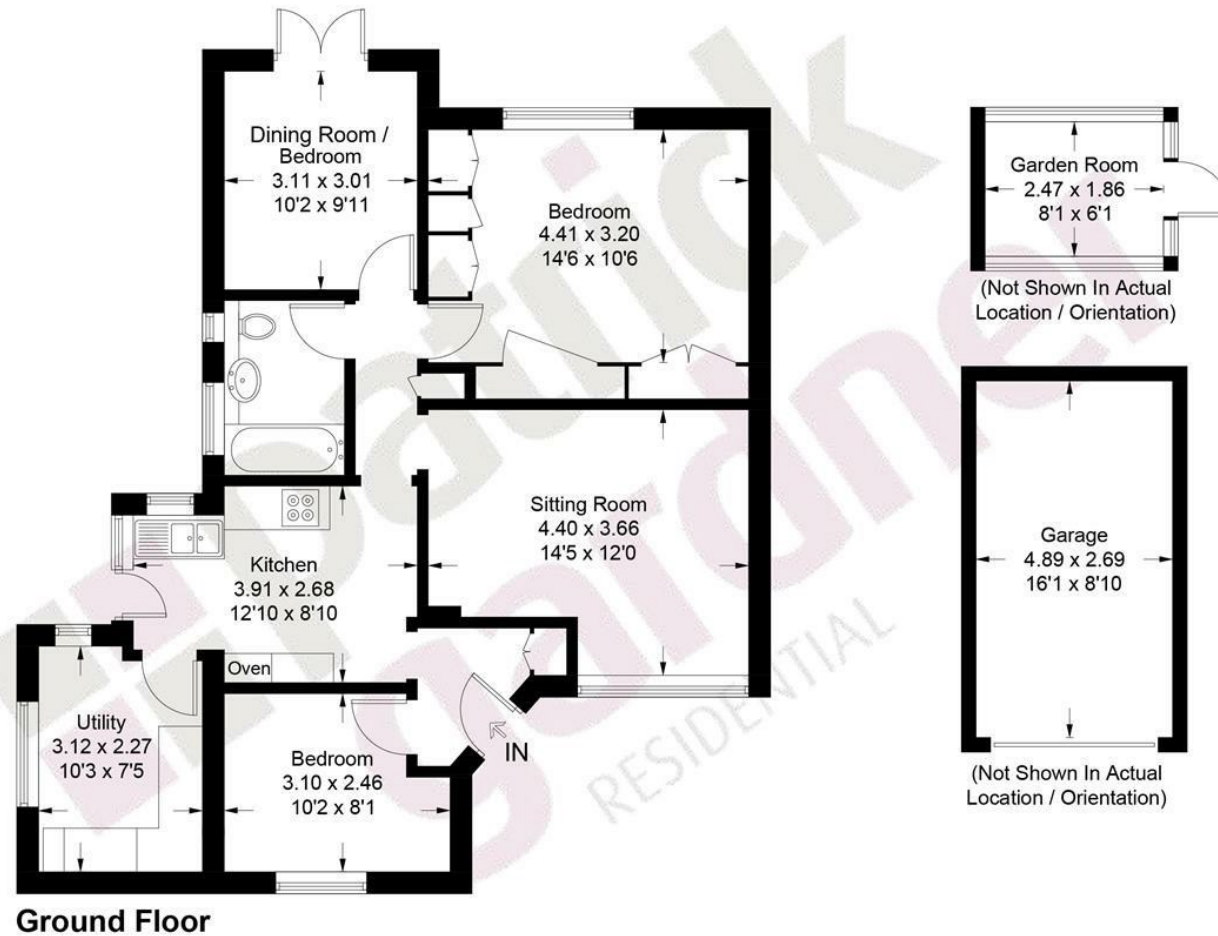
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesdan Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated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

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

Tenure	Freehold
EPC	C
Council Tax Band	E



Approximate Gross Internal Area = 75.8 sq m / 816 sq ft
 Garage / Garden House = 17.8 sq m / 191 sq ft
 Total = 93.6 sq m / 1007 sq ft



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. (ID1341928)
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