21 Allen Road, Great Bookham, Surrey, KT23 4SL

£725,000 Freehold

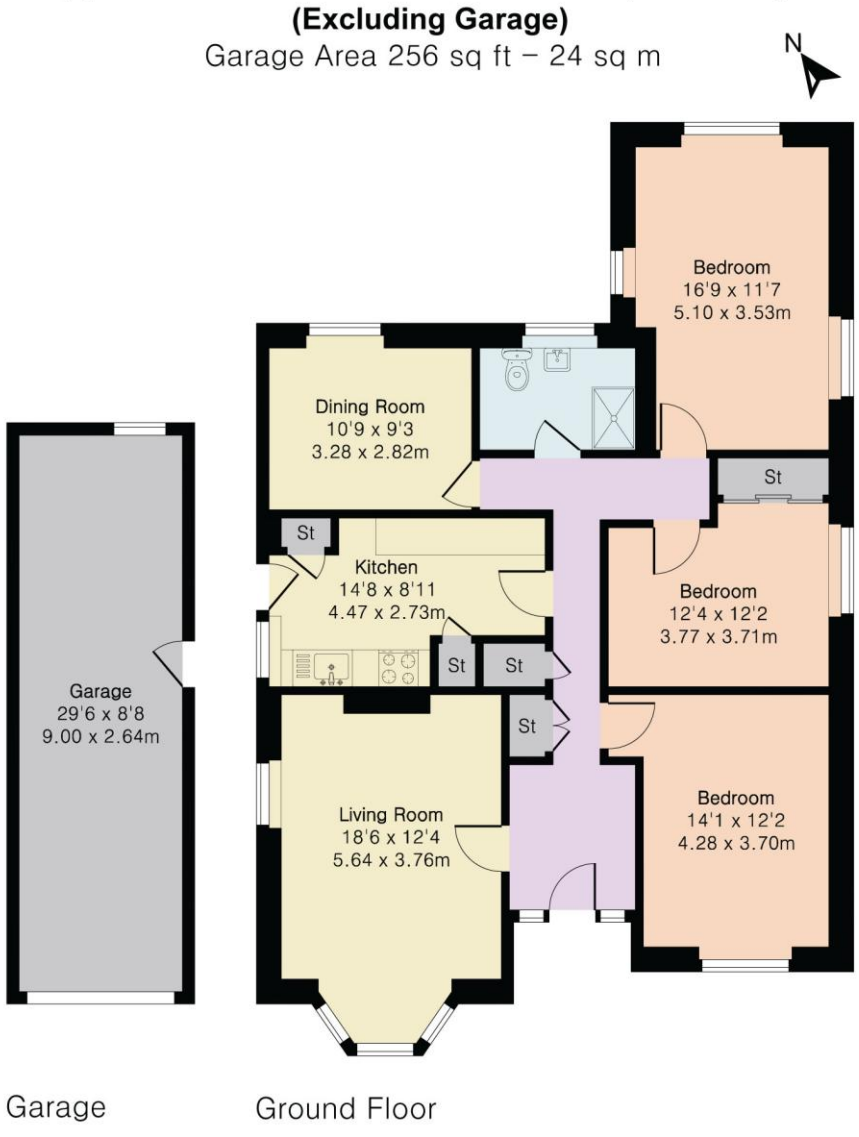
Directions

From our office in Great Bookham proceed to the top of the High Street, turning left onto the A246 Guildford/Leatherhead Road. Proceed along taking the 2nd opening on your right hand side which is a slip road leading into Allen Road and number 21 can be found 3/4 way up on the left hand side.

Local Authority

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

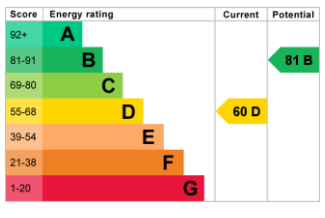
Approximate Gross Internal Area 1145 sq ft - 106 sq m
(Excluding Garage)
Garage Area 256 sq ft – 24 sq m



Garage Ground Floor

HENSHAWS

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



Ref: 07.26.4286

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.

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A delightful three bedroom detached bungalow offering a truly delightful rear garden situated within walking distance of Bookham High Street.

THE PROPERTY

Originally constructed in the 1950s this extremely desirable residence has over a number of years been extended and updated which in our opinion now offers particularly spacious and flexible accommodation. Currently this consists of a generous size dual aspect lounge, separate dining room, 3 good size bedrooms, family shower room and a kitchen incorporating a good range of matching eye and base level units together with ample worktops. The property itself is approached via its own driveway offering some off street parking which in turn leads to a detached tandem length garage. The front garden has been nicely landscaped with well stocked flower and shrub beds surrounding. Side gated access leads to the delightful rear garden where there is a wide paved sun terrace leading onto excellent expanse of lawn again screened to all sides via a profusion of well stocked flower and shrub beds and hedging. In total the garden extends to 56ft x 45ft (17m x 14m).

SITUATION

The property is located in a highly sought after cul de sac within walking distance of the village centre which offers an excellent range of local shops to include 2 supermarkets, doctors and dentist surgery, a post office, library and a number of other independent retailers. Great Bookham train station is approximately 1 mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.