



HENSHAWS



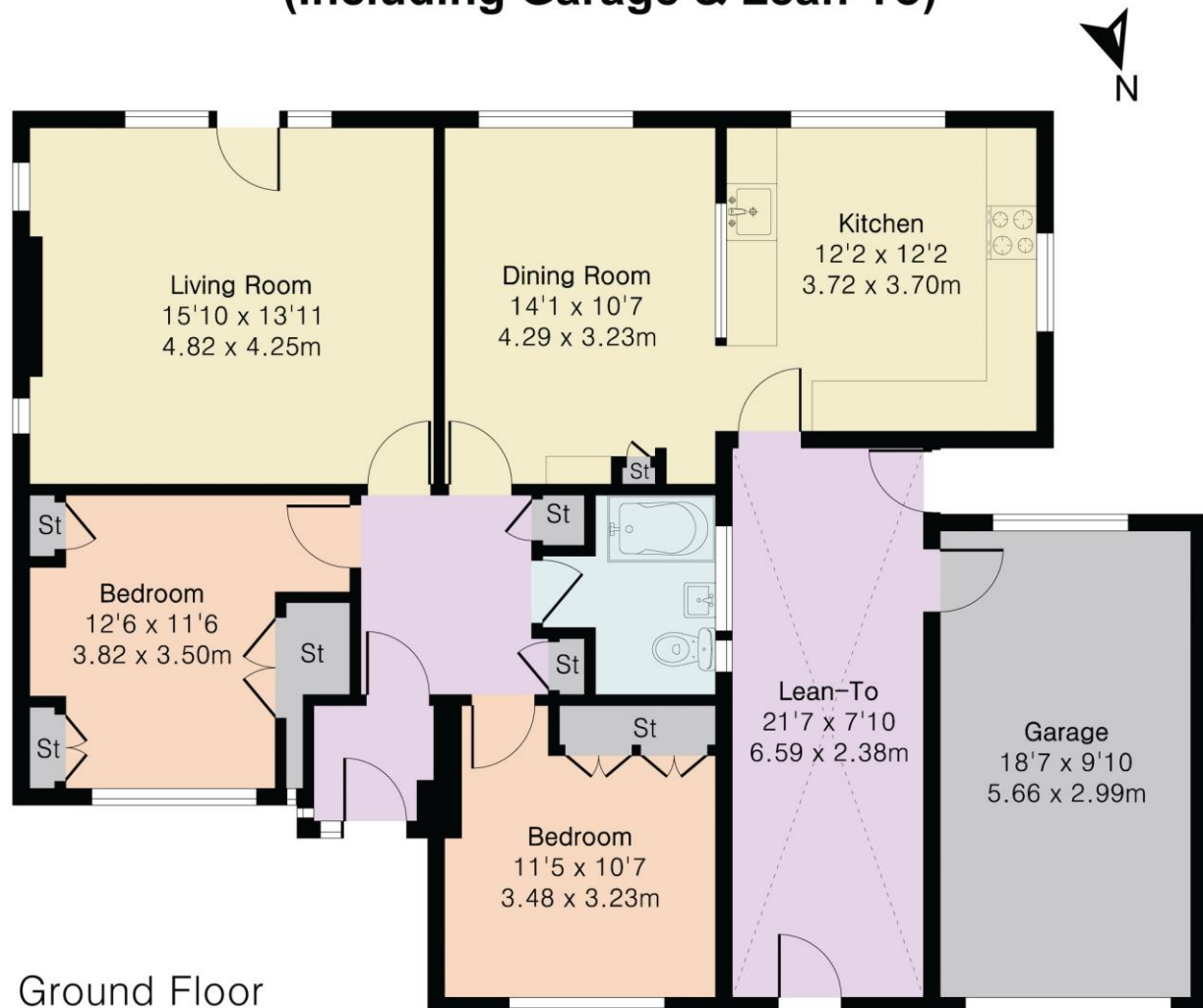
46 Eastwick Park Avenue, Bookham,
Surrey, KT23 3ND

£600,000 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 2nd left into Eastwick Park Ave, following the road along going round the bend to your right and you will then find a small cul de sac on your right hand side whereby number 46 can be found.

**Approximate Gross Internal Area 1307 sq ft - 121 sq m
(Including Garage & Lean-To)**



Local Authority

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



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

Ref: 5.26/4267

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.



**46 Eastwick Park Avenue, Bookham,
KT23 3ND**

A 2 bedroom detached bungalow situated in a popular cul de sac location offering potential to modernise and further enhance combined with a good size southerly aspect rear garden.
NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s this popular style of bungalow currently offers the following accommodation; an entrance hall, living room, dining room, good size kitchen, enclosed lean to, 2 bedrooms and a shower room. The property itself is approached via its own driveway providing a good amount of off street parking which in turn leads to a detached garage. Side gated access leads to the rear garden where there is a good expanse of lawn. In total the garden extends to 51ft x 86ft (15m x 26m) and benefits from a sunny southerly aspect.



SITUATION

The property is located just over ½ mile from Bookham Village Centre which offers an excellent range of local shops; to include 2 supermarkets, post office, doctors and dentist surgeries, and a number of other independent retailers. Bookham train station is approximately 1 ½ miles away and provides 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. There are excellent schools close by, both in the state and private sectors including the well renowned Howard of Effingham.

