



18 Elmswood, Great Bookham, Surrey, KT23 3JH

Asking Price £349,950



- SEMI DETACHED BUNGALOW
- WALK TO STATION & COMMON
- TWO GOOD SIZE BEDROOMS
- LOUNGE/DINING ROOM
- COURTYARD GARDEN

- CUL-DE-SAC LOCATION
- EASY REACH OF SHOPS & AMENITIES
- FITTED KITCHEN
- FAMILY BATHROOM SUITE
- ON STREET PARKING

Description

Situated in a cul-de-sac location is this modernised two bedroom semi-detached bungalow conveniently located for Bookham station, shops and amenities nearby. The property features a sunny southerly aspect courtyard garden and allocated parking.

The front door open onto a welcoming entrance hall with access to the roof space and leads through to the sitting room with plenty of room for a relaxed seating area and dining table. A door leads outside and access opens onto the second bedroom with fitted wardrobe cupboards. The principle bedroom also features a built-in wardrobe cupboard and both are served by a family bathroom suite. The kitchen features ample worktops for preparation along with fitted cupboards for storage and space for integrated and freestanding appliances.

Outside the property benefits from a sunny courtyard garden laid with Indian sandstone with storage. In addition there is on street parking available.

Situation

Conveniently located for the station and common and within a mile of the village centre which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The area is well catered for highly regarded local schools; including the Howard of Effingham and Great Bookham School.

Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs.

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/ Leatherhead are available from Bookham Station.

Tenure

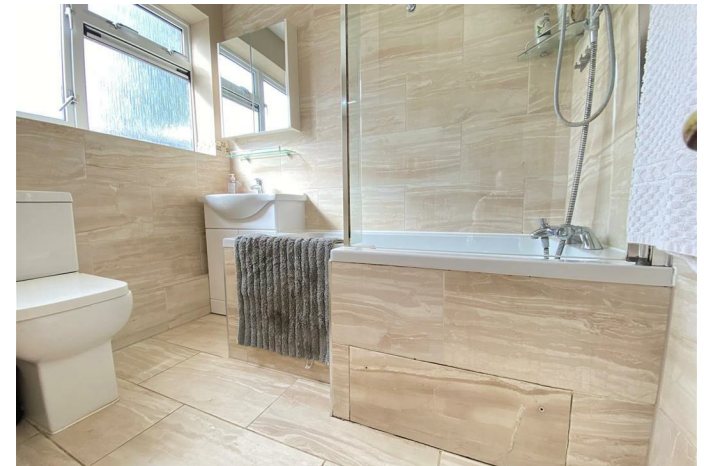
Freehold

EPC

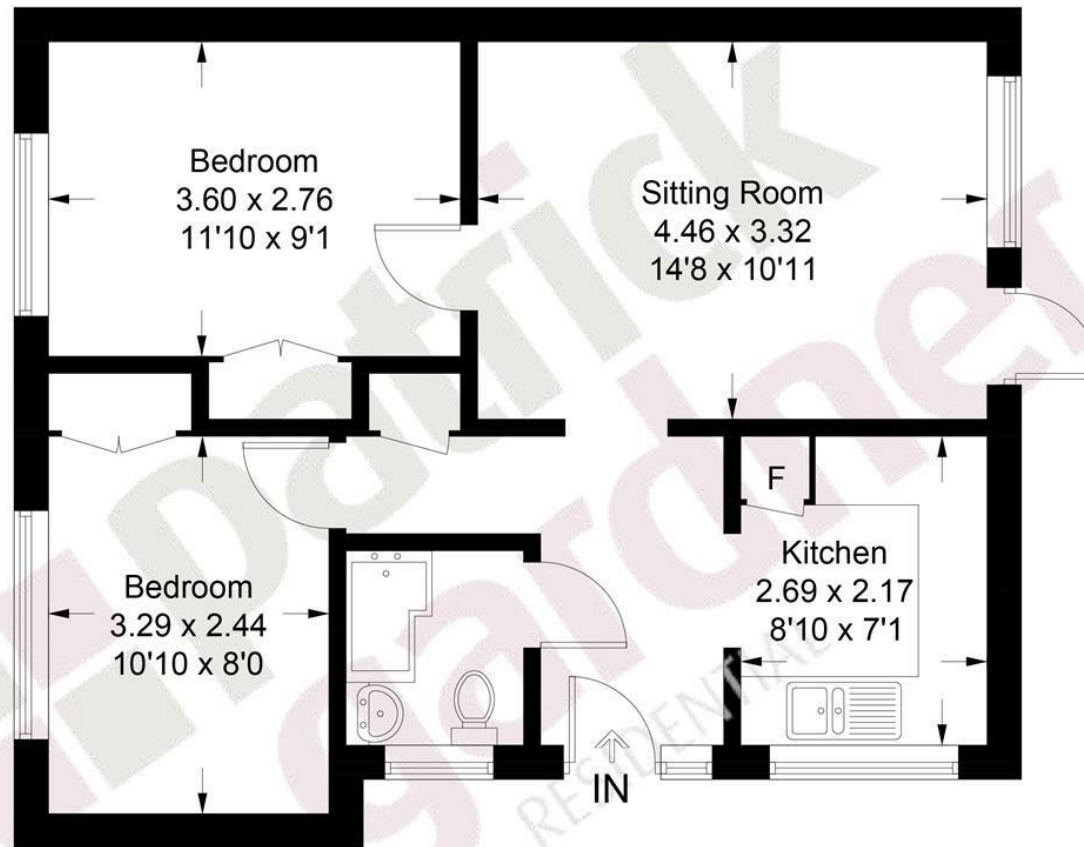
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Council Tax Band

C



Approximate Gross Internal Area = 52.1 sq m / 561 sq ft



Ground Floor

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. (ID1340273)

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