



**Twin Gates, Guildford Road,
Bookham, Surrey KT23 4HB**

£1,000,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford Leatherhead Road. Continue along for approximately ¼ mile and Twin Gates can be found on your left hand side just after Dobbies nursery.

Local Authority

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



**Approximate Gross Internal Area 1925 sq ft - 179 sq m
(Excluding Garage)**

Garage Area 317 sq ft - 29 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

**Twin Gates, Guildford Road, Bookham, Surrey
KT23 4HB**

A charming 3/4 bedroom detached bungalow offering a lovely secluded southerly facing rear garden situated within easy reach of both Bookham and Effingham village centres.

THE PROPERTY

Originally constructed in 1989 this desirable property does in our opinion provide spacious and well presented accommodation as well as flexibility of usage. Currently the principal accommodation consists of a generous size entrance hall, cloakroom, study which could easily be used as a 4th bedroom if so required, large living room with a central feature fireplace currently fitted with a cast iron wood burner plus the room also benefits from patio doors opening out onto the delightful rear garden. The kitchen/breakfast room provides a good range of matching eye and base level units together with ample work surfaces and space for a breakfast table. In addition there is also a separate utility room again fitted with a range of eye and base level units plus space and plumbing for a washing machine and dryer. Completing the accommodation are 3 good size bedrooms, master with a dressing room and ensuite shower room in addition to the family bathroom which also has a separate shower. The property itself is approached via a pea shingle driveway providing an extensive amount of off street parking which in turn leads to a detached double garage. A particular feature of this lovely home is the delightful rear garden which incorporates a wide paved sun terrace with pergola over leading onto a good expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 35ft x 74ft (10.7m x 22.6m) and enjoys a sunny southerly aspect.



SITUATION

The property is located within easy reach of both Effingham and Bookham village centres, the latter providing a range of shops catering for daily needs and the former a more comprehensive range to include two supermarkets, doctors and dentist surgery, a library, a post office, butchers, bakers, fishmongers, greengrocers and a number of other independent retailers. The M25 can be reached at junction 9 Leatherhead and junction 10 Wisley giving good motorway access to both Heathrow and Gatwick airports. Both Effingham (2 miles and Bookham Stations (1.6 miles are close by providing a good commuter service into London Waterloo and Victoria. Also within easy reach are excellent schools both in the state and private sector including the well respected Howard of Effingham secondary school which is withing walking distance.

