



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

£650,000 Freehold

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- END OF CHAIN
- SOUGHT AFTER LOCATION
- EASY WALK TO THE VILLAGE
- MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE
- TWO FURTHER BEDROOMS
- GOOD LIVING ROOM
- DINING ROOM
- FITTED KITCHEN
- BATHROOM AND SEPARATE WC
- DRIVEWAY AND GARAGE

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The Property

Situated in a most sought after cul-de-sac within easy walking distance of Bookham Village shops this detached bungalow has been extended and is presented in good order. An internal inspection is highly recommended.

The front door opens to the wide hallway which features exposed wooden flooring, built-in cupboard and access trap to the loft space. The good-sized double aspect living room is located to the rear of the property and also features wood flooring along with a feature fireplace and opening patio doors to the rear garden.

At the rear of the bungalow is the dining room again with food flooring opens to the well-fitted kitchen with a matching range of kitchen units. Tiled flooring and door to the outside. From the hallway a door leads to the main bedroom suite which comprises a double bedroom with an en-suite dressing room and shower room. The second double bedroom is also located to the front of the property. Bedroom three/study is to the side on the bungalow. The family bathroom has a bath with hand basin along with a separate WC.

Outside the front garden is mainly laid to lawn with flower borders and a driveway with parking leads to the separate garage. Gated side access leads to the rear garden. Adjoining the property is a patio area with the remainder laid mainly to lawn.

EPC & Council Tax Band

Situation

Great Bookham is located on the border of the Surrey Hills Area of Outstanding Natural Beauty and has its own train station and common. Allen Road is just a few minutes walk from Bookham village.

The village centre offers a wide range of shops and amenities including a baker, two butchers, a fishmonger, a greengrocer, a 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 and this property is in the current catchment area for the Howard 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.

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.

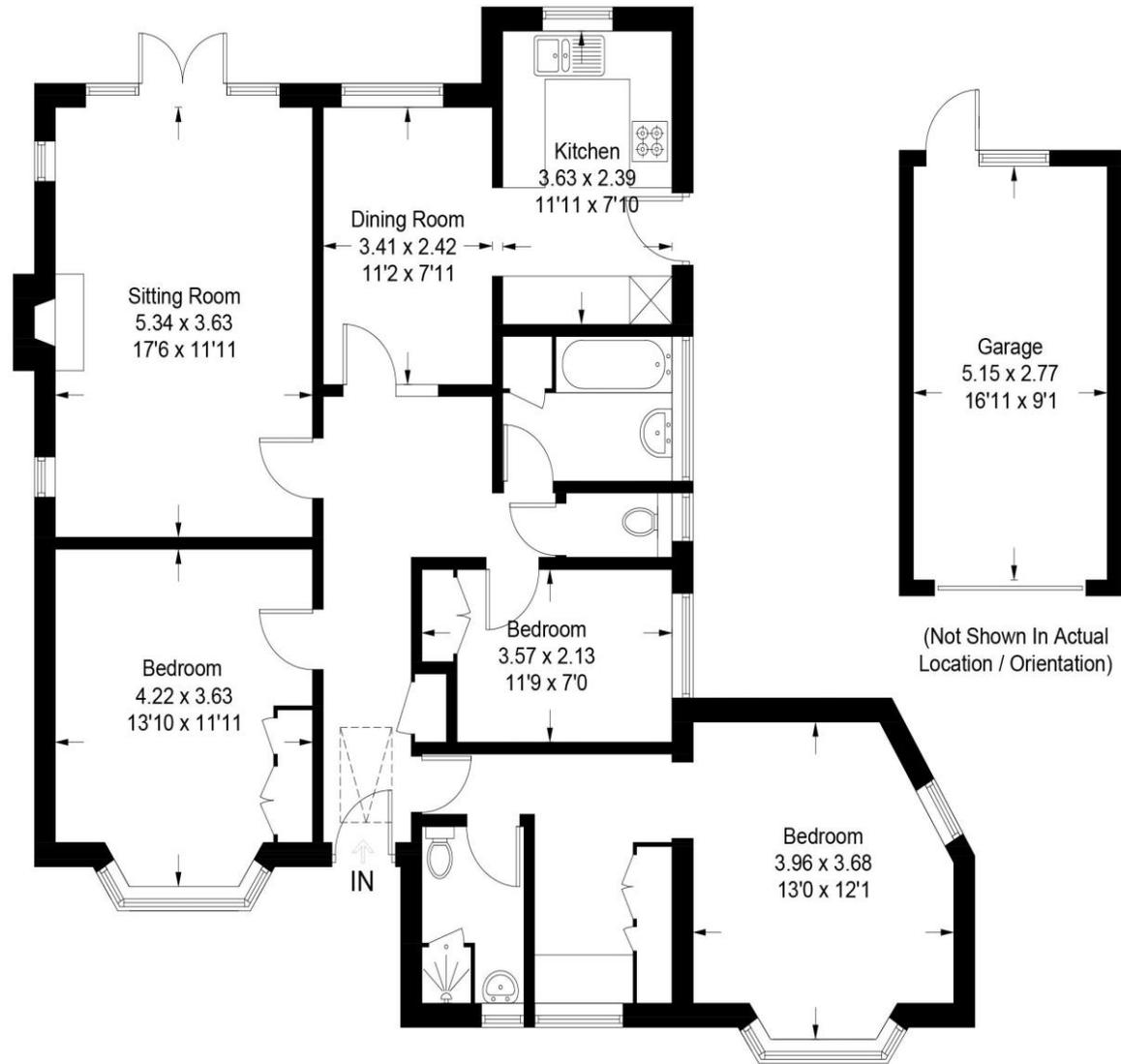
Bookham station is just 1.3 miles away and there are a wide selection of recreational facilities available in the area such as Norbury Park, Ranmore and Polesden Lacey as well as miles of open protected countryside ideal for walking.

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Approximate Gross Internal Area = 105.2 sq m / 1132 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 119.4 sq m / 1285 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.