



Allen Road, Bookham, Leatherhead, Surrey KT23 4SL

£635,000 Freehold

Allen Road, Bookham, Leatherhead, Surrey, KT23 4SL



- WALKING DISTANCE TO THE HIGH STREET
- EXTENDED DETACHED BUNGALOW
- 3 BEDROOMS
- BATHROOM & ADDITIONAL CLOAKROOM
- KITCHEN DINING ROOM
- DRIVEWAY PARKING & GARAGE
- SECLUDED SOUTH WEST GARDENS
- NO ONWARD CHAIN

43 High Street, Great Bookham
Surrey KT23 4AD
01372 452207
bookham@patrickgardner.com
www.patrickgardner.com

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 to offer great accommodation and benefits from no onward chain.

There is a small enclosed entrance porch which gives access to the hallway with a double coats cupboard, an airing cupboard and access to the loft space. The double aspect living room is situated at the front of the property and features a bay window and feature fireplace. There is a large kitchen dining room with the kitchen benefitting from built in appliances including a fridge freezer, a combi microwave, electric oven and hob, a dishwasher and a washing machine. The triple aspect dining area benefits from a door leading out to the garden. There are two double bedrooms, both with fitted wardrobes and a further bedroom / snug with a door to the garden. The bathroom features a white suite comprising a bath, wc and sink. There is an addition cloakroom with a wc and sink.

To the front of the property there is an area of lawn and driveway parking leading to the garage which features an up and over door, power and light. Gated side access leads to the rear garden which is a particular feature of the property. It backs in a south westerly direction and measure approximately 72' x 50'. There is a patio, a raised rockery with garden pond and steps leading up to the lawn. There are flower bed and shrub borders and a shed at the rear of the garden.

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 bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket 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 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.

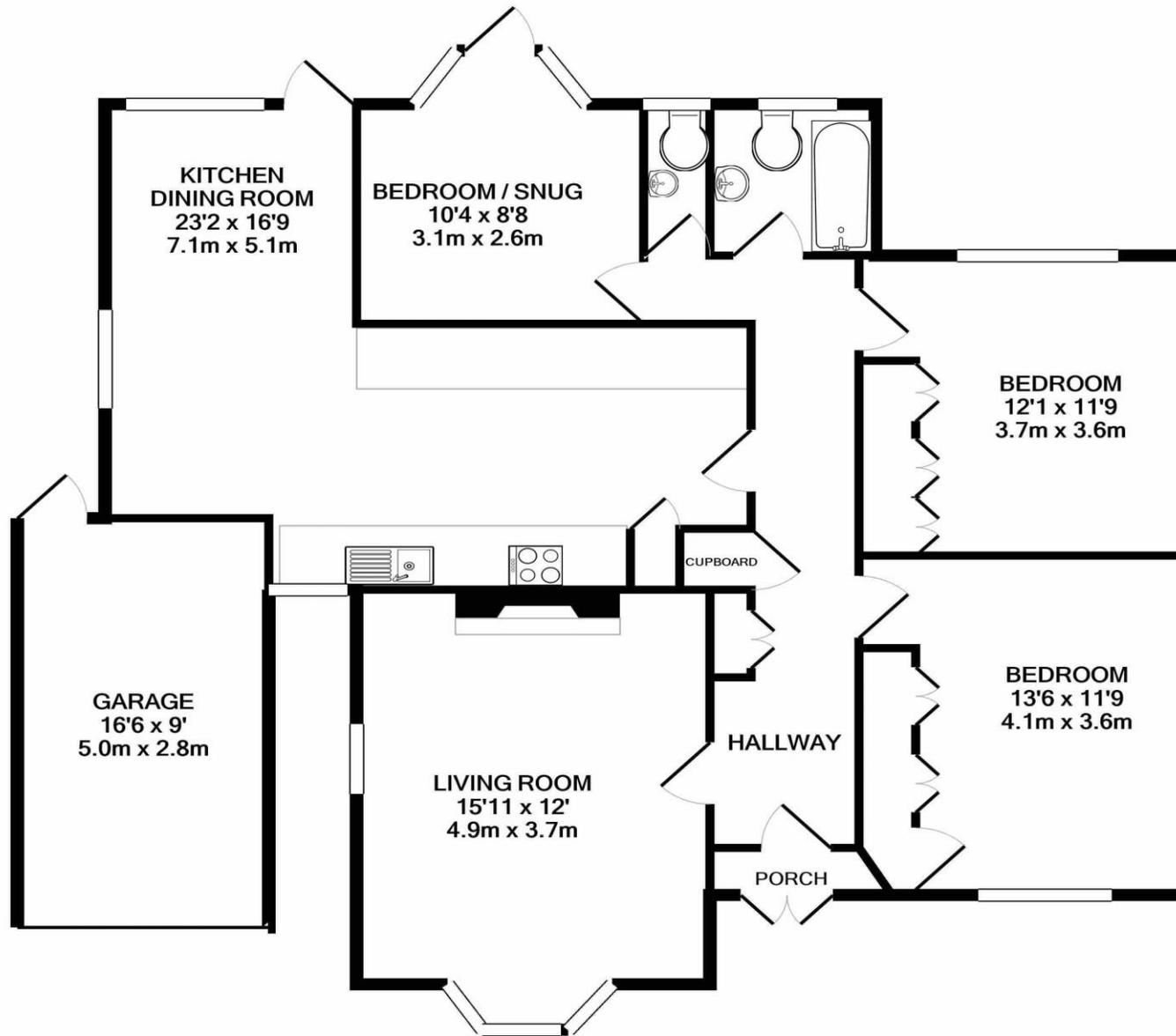
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Bookham station is just 1.3 miles away and there are a wide selection of recreational facilities available in the area such as Norbury Park, Ranmore and Polesden Lacey as well as miles of open protected countryside ideal for walking.

EPC **D** & Council Tax Band **E**

PGB2118







TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

