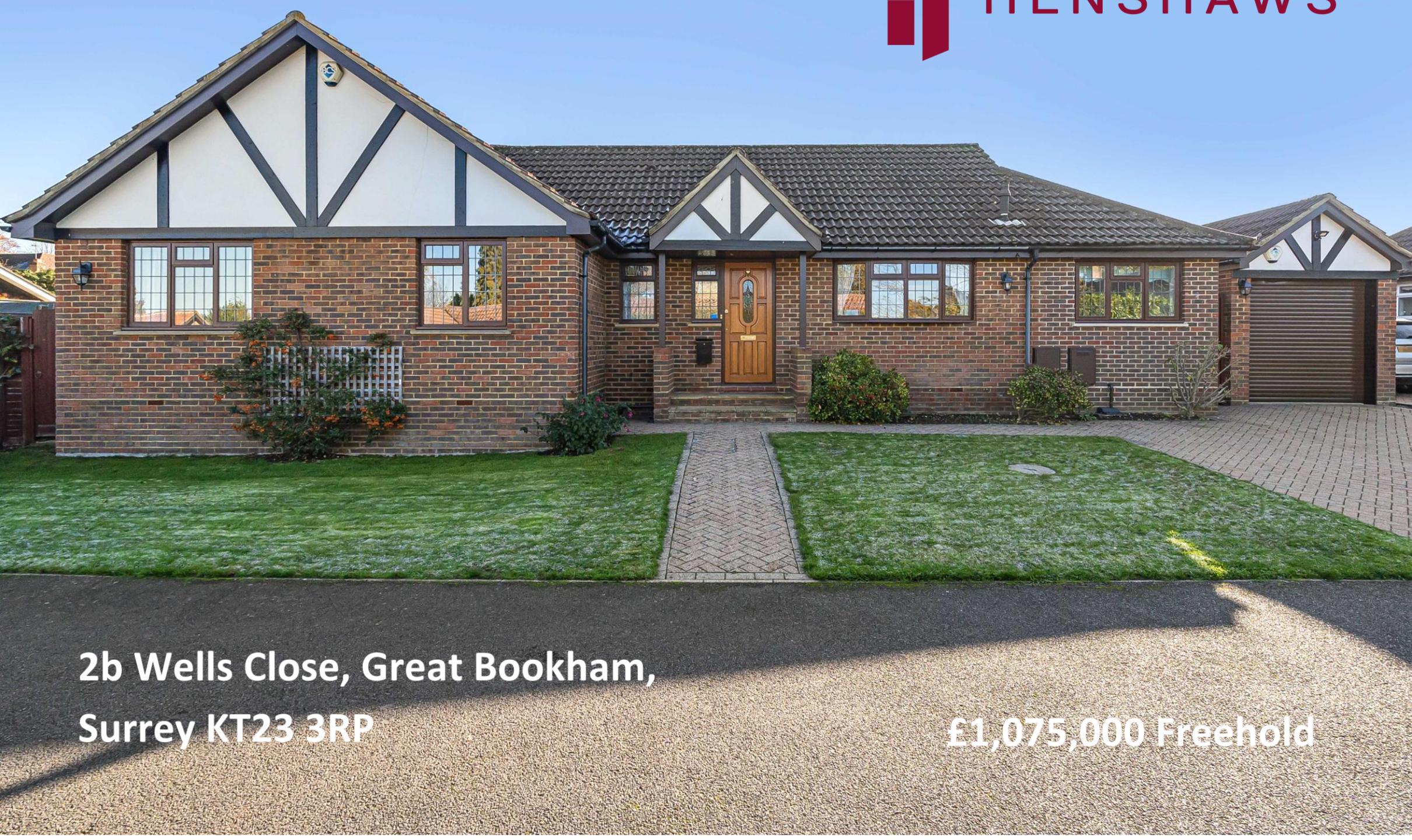


2b Wells Close, Great Bookham, Surrey KT23 3RP

£1,075,000 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 3rd turning on your left hand side into Eastwick Drive and then first right into Wells Close and 2b can be found on your right hand side.

Local Authority

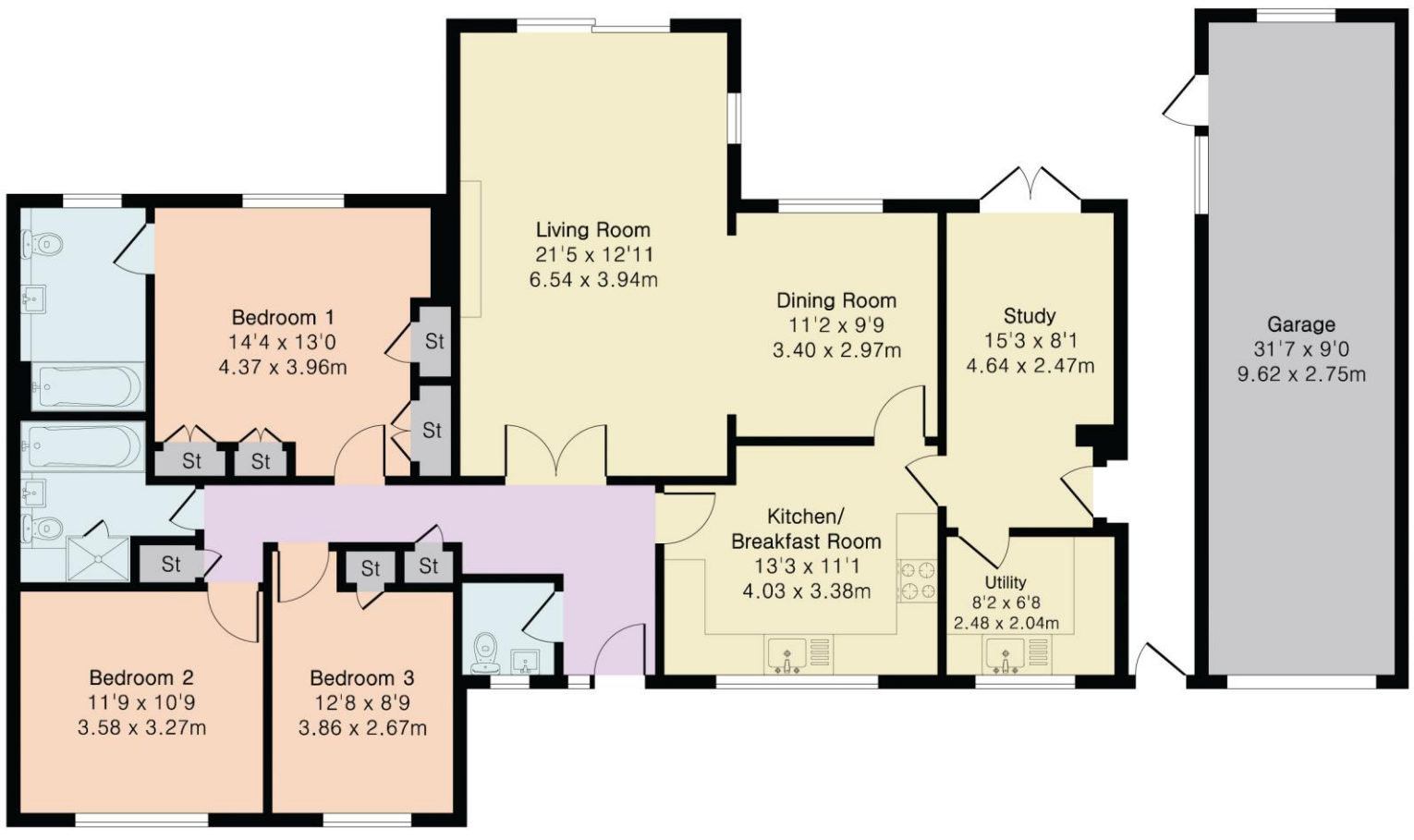
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G

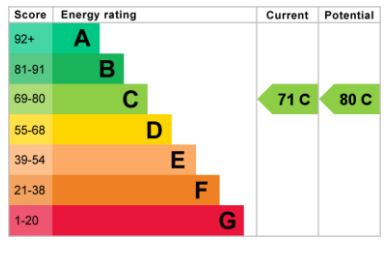




Approximate Gross Internal Area 1436 sq ft - 133 sq m (Excluding Garage)

Garage Area 285 sq ft – 26 sq m





Bookham Office
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Great Bookham
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Ref: 11/26/4323

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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.

2b Wells Close, Great Bookham, Surrey
KT23 3RP

An extremely well maintained 3 bedroom detached bungalow offering a delightful southerly aspect rear garden situated in a popular private cul de sac.

THE PROPERTY

Originally constructed in 1995 this desirable home does in our opinion provide well proportioned accommodation to include; a good size entrance hall, cloakroom, L-shaped lounge/dining room being in two distinct areas both enjoying a pleasant aspect overlooking the lovely rear garden. In addition there is a further reception room which could easily be used a study or a family room. The kitchen/breakfast room comprises of a comprehensive range of matching eye and base level units together with ample worktops and space for a breakfast table. There is also a useful separate utility room. All three bedrooms are of good size with two benefitting from built-in wardrobes and the master bedroom providing an ensuite bathroom in addition to the family bathroom and shower. The property itself is approached via a block pavia driveway giving some off street parking which in turn leads to a detached tandem length garage. Side gated access then leads to the delightful rear garden which incorporates two wide paved sun terraces with brick retaining walls opening out onto a good expanse of lawn screened by well stocked flower and shrub beds together with mature trees. In total the garden extends to 80ft x 43ft (24.6m x 13.3m) and enjoys a sunny southerly aspect.







SITUATION

The property is located in a sought after cul de sac within easy reach of the well respected Eastwick school. Bookham village centre is approximately ½ mile away which provides an excellent range of amenities to include two supermarkets, doctors and dentist surgery, a library, a post office, butchers, bakers, fishmongers, greengrocers and a number of other independent retailers. Bookham train station is 1 mile away offering a commuter service to London Waterloo and Victoria. Also within easy reach is Bookham Common which is National Trust owned providing some delightful walks and countryside. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also close by are excellent schools both in the state and private sector.











