



14 Westfield Drive, Great Bookham, Surrey, KT23 3NU

Asking Price £749,950





- SUPERB DETACHED BUNGALOW
- THREE GOOD SIZED BEDROOMS
- SITTING ROOM
- DELIGHTFUL REAR GARDEN
- CONVENIENT FOR STATION

- SCOPE TO ENLARGE FURTHER (STPP)
- FITTED KITCHEN/BREAKFAST ROOM
- GARAGE & DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- CLOSE TO BOOKHAM COMMON



## Description

Nestling at the end of this popular cul-de-sac is this well presented three bedroom bungalow, thoughtfully extended to provide flexible accommodation throughout and convenient for Bookham station and The National Trust owned Bookham Common.

The front door opens onto a welcoming entrance hall which leads onto a good size sitting room with ample room for seating in front of a feature fireplace. The kitchen/breakfast room makes an ideal entertaining space offering plenty of cupboard storage, worktops for preparation, space for integrated and freestanding appliances. Ample room is available for a breakfast table and seating area in front of double doors that lead onto the garden.

Three well proportioned bedrooms (bedroom 3 currently used as a dining room) feature and are served by a luxury bathroom suite for the family.

Outside the property is approached by an extensive driveway providing parking facilities leading to a garage. Side access open onto a delightful mature garden laid to lawn with a summerhouse, garden shed and store.



## Situation

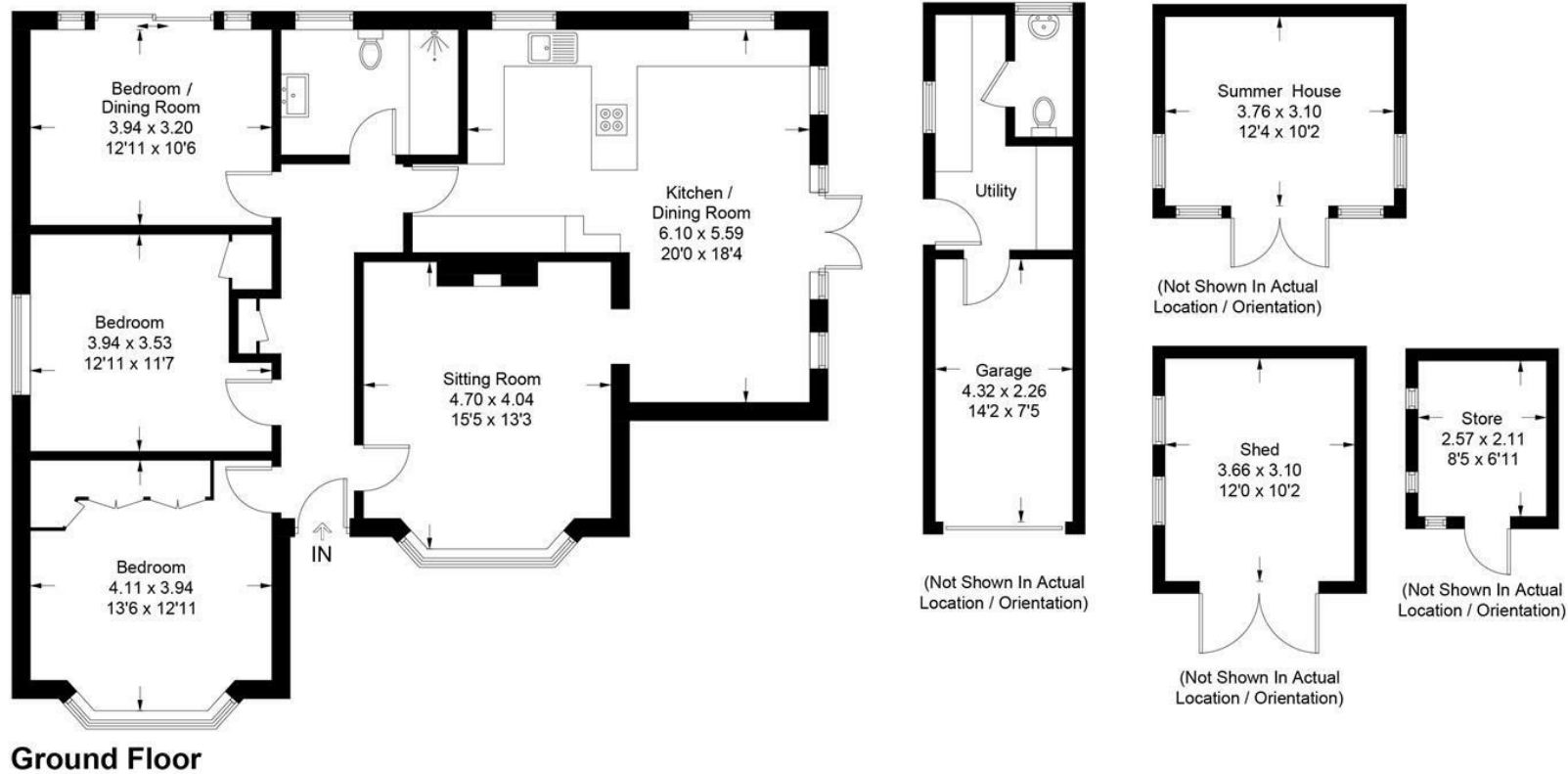
Situated just over a mile from Bookham Village with its diverse range of traditional shops including a butchers, a family-run fishmongers, a greengrocers, two supermarkets and a post office. The area also provides four local pubs, a library, doctors and dental surgeries.

Bookham Common is just minutes walk away and is great for cyclists and walkers. Bookham station is a short walk away and there is a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. A wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom are also nearby.

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	D
Council Tax Band	F

Approximate Gross Internal Area = 109.3 sq m / 1176 sq ft  
 Outbuildings = 47.0 sq m / 506 sq ft  
 Total = 156.3 sq m / 1682 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. (ID1136455)  
 www.bagshawandhardy.com © 2024

43 High Street, Bookham, Surrey, KT23 4AD  
 Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

