



58 Dowlans Road, Great Bookham, Surrey, KT23 4LE

Price Guide £750,000



- DETACHED 3 BED PROPERTY
- POTENTIAL TO EXTEND (STPP)
- LOFT ROOM
- EASY ACCESS TO LOCAL SCHOOLS
- 155' GARDEN
- 0.25 ACRE PLOT
- 2 SHOWER ROOMS
- CONVENIENT FOR POLESDEN LACEY
- OUTSIDE HOME OFFICE
- NO ONWARD CHAIN

Description

Situated within walking distance of Polesden Lacey, local schools and independent retailers is this superb three bedroom detached bungalow with further potential to extend and modernise. The property boasts a 155' rear garden and an extensive timber garden room/ office suite. No on-going chain.

The front door opens onto the entrance hall which leads to a good size lounge/dining room with a feature brick fireplace, space for a dining table and room for a seating area in front of sliding doors that overlook the garden. The kitchen is off the lounge and features worktops, kitchen cupboard storage and space for freestanding appliances. The principle bedroom boasts an en-suite shower room and two further bedrooms are served by a family bathroom suite. There is access from the hallway via a drop down ladder to an extensive loft space with velux windows with further potential, subject to consents being obtained to create further habitable accommodation.

Outside the front benefits from plenty of driveway parking leading to a garage. To the rear a paved patio leads to a sizable rear garden laid to lawn with workshop and a timber garden room/ home office to the rear.



Situation

The property is situated just under a mile from Bookham High Street with its wide range of shops and amenities including a bakers, two butchers, a fishmongers, two greengrocers, post office, small supermarket and several delicatessens and coffee shops. There is also a post office, 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.

Tenure

Freehold

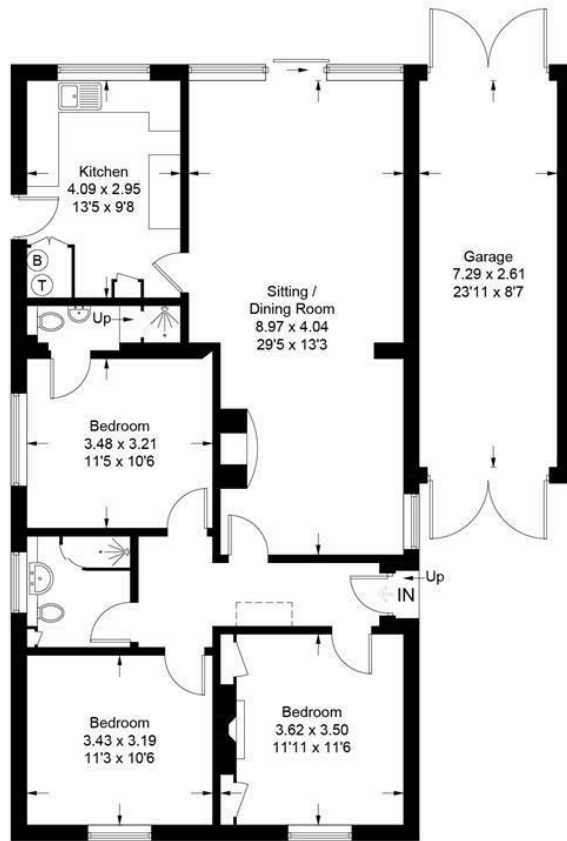
EPC

D

Council Tax Band

E

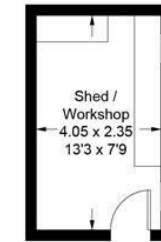
Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft
 Garage = 19.0 sq m / 204 sq ft
 Loft = 29.3 sq m / 315 sq ft
 Shed / Workshop / Office = 30.7 sq m / 330 sq ft
 Total = 178.5 sq m / 1920 sq ft



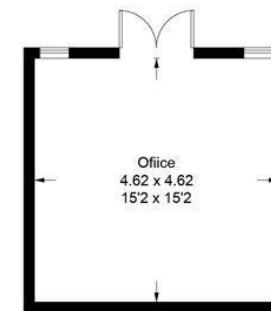
Ground Floor



Loft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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. (ID940199)

www.bagshawandhardy.com © 2023

43 High Street, Bookham, Surrey, KT23 4AD
 Tel: 01372 452207 Email: bookham@patrickgardner.com
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.

