



12 Dawnay Road, Great Bookham, Surrey, KT23 4PE

Price Guide £650,000



- THREE BEDROOM SEMI-DETACHED HOUSE
- LARGE DINING/FAMILY ROOM
- GENEROUS REAR GARDEN
- SCOPE TO MODERNISE AND EXTEND (STPP)
- CLOSE TO THE VILLAGE CENTRE
- APPROXIMATELY 1423 SQ FEET OF ACCOMMODATION
- SEPARATE SITTING ROOM
- DETACHED GARAGE WITH DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- IN CATCHMENT FOR EXCELLENT LOCAL SCHOOLS

Description

Set within a highly regarded residential road in the heart of Bookham, this attractive three-bedroom semi-detached home offers a superb opportunity for buyers seeking space, scope and long-term potential.

Approaching the property, a generous frontage provides ample off-street parking, alongside a detached garage. The house itself has an appealing, traditional façade with characterful rooflines and dormer windows.

Internally, the accommodation is well-proportioned throughout, extending to approximately 1,423 sq ft (excluding garage). The ground floor is centred around a particularly spacious dining/family room, offering excellent versatility for modern living and entertaining. A separate sitting room provides a more formal reception space, while the kitchen overlooks the rear garden and presents clear scope for updating or reconfiguration.

Upstairs, three good-sized bedrooms are complemented by a family bathroom, with the layout lending itself well to potential remodelling or extension, subject to the usual consents.

To the rear, the garden is a real highlight - generous in size, predominantly laid to lawn and offering a high degree of privacy. There is clear potential to landscape and create a superb outdoor entertaining space, with ample room for extension if desired (STPP).

The property would now benefit from modernisation throughout, presenting an exciting opportunity to create a bespoke home tailored to individual tastes. Given the plot, layout and location, there is also strong potential for further enlargement, as seen with neighbouring properties.

Situation

Situated on the South side of the village the property is ideally located within easy reach of open countryside,

The village 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.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St. Teresa's Preparatory School situated in the neighbouring village of Effingham.

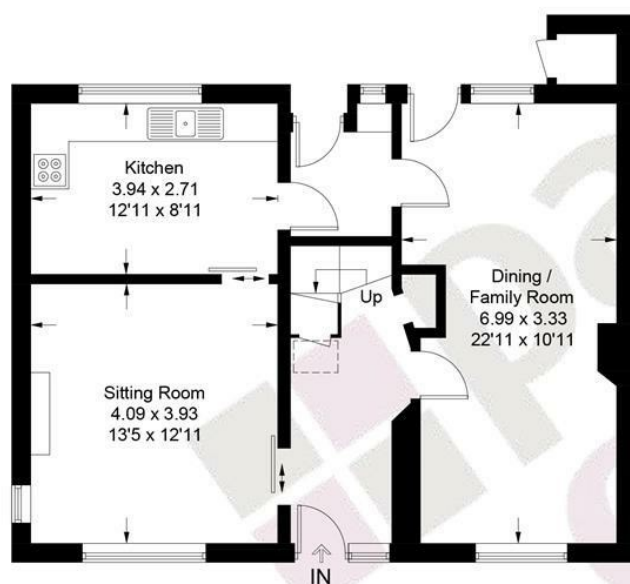
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

Tenure	Freehold
EPC	C
Council Tax Band	F

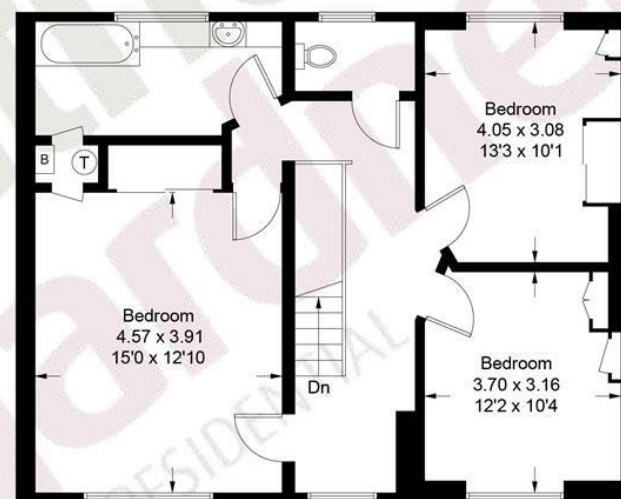


 = Reduced headroom below 1.5m / 5'0

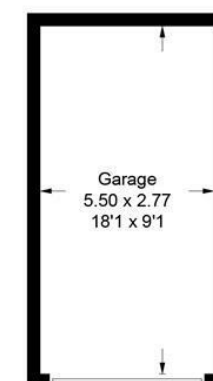
Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft
Garage / Store = 15.9 sq m / 171 sq ft
Total = 148.1 sq m / 1594 sq ft



Ground Floor



First Floor



(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. (ID1293086)

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