



47 Woodlands Road, Little Bookham, Surrey, KT23 4HG

Price Guide £675,000





- END OF CHAIN
- DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- TANDEM GARAGE AND STORE
- WALK TO HOWARD OF EFFINGHAM
- GREAT LOCATION
- 3 BEDROOM
- PARKING FOR MULTIPLE CARS
- OVER 260' GARDEN
- CLOSE TO NATIONAL TRUST OPEN SPACE



## Description

Situated on a quiet road in close proximity to Bookham is this detached bungalow with a garage and a sunny 260' rear garden sits on just over a third of an acre plot. The property is in need of modernisation and is offered with no-ongoing chain.

The front door opens into a central entrance hall with access to a sitting room, kitchen/breakfast room, three bedrooms and a family bathroom. The sitting room to the front of the property has a feature fireplace and a bay window overlooking the front garden. To the rear of the property, the kitchen/breakfast room provides plenty of space for entertaining and has direct access to the garden. The dining room comes off the kitchen and opens into a garden room.

Outside the property benefits from driveway parking leading to a detached tandem garage as well as a garage store connected by a covered area with additional store space. The rear garden measures over 260' and is laid mainly to lawn but has ample opportunity to create varied zones.

There is plenty opportunity to extend subject to the relevant consents being obtained.

## Situation

Woodlands Road is situated approximately 1.5 miles from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

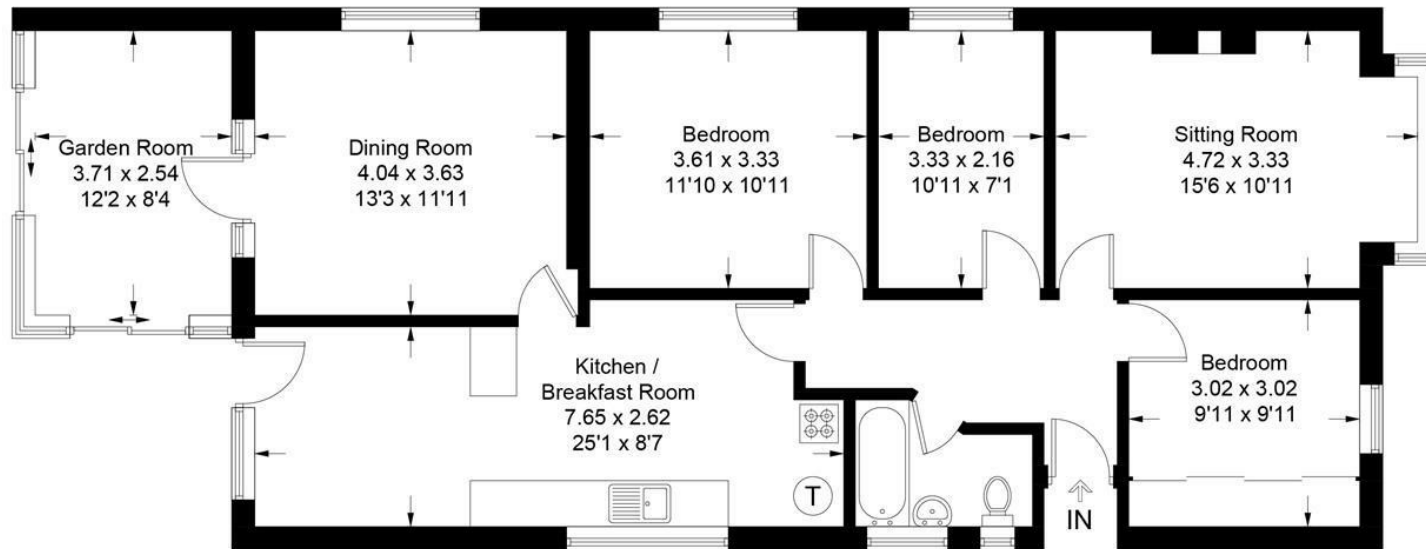
Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham. Cranmore Preparatory School can be found in West Horsley and St John's School in Leatherhead.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

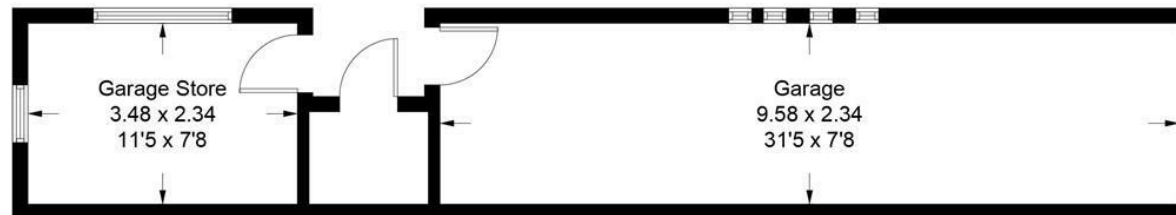
<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	F



Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft  
 Garage = 33.0 sq m / 355 sq ft  
 Total = 137.4 sq m / 1479 sq ft



**Ground 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. (ID1258984)  
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