



33 Post House Lane, Bookham, Surrey, KT23 3EA

Asking Price £615,000



- DETACHED THREE BEDROOM BUNGALOW
- 'L' SHAPED LOUNGE/DINING ROOM
- FITTED KITCHEN
- SEPARATE CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM SUITE
- GARAGE & DRIVEWAY PARKING
- DELIGHTFUL REAR GARDEN
- WALK TO SHOPS & AMENITIES
- CONVENIENT FOR STATION & COMMON

Description

Ideally located for local village shops and amenities is this spacious three bedroom detached bungalow now in need of certain modernisation. The property benefits from an integral garage, a delightful rear garden with a sunny southerly aspect and is offered for sale with no on-going chain.

The front door opens onto an entrance hall with a cloakroom off. The lounge/dining room is 'L' shaped and offers a bright and airy space overlooking the rear garden. The sitting room features a picture window and ample space for relaxed seating. in front of a gas fire. The dining room offers space for a dining table and chairs. The kitchen features worktops for preparation, floor and wall mounted cupboards and space for appliances along with a door to side access. An inner hall leads to three bedrooms which are served by a family bathroom suite.

Outside, ample driveway parking leads to an up and over door to a garage with a rear personal door to the garden. The front garden is laid to lawn with the rear also laid to lawn with flower and shrub borders.

Situation

The property is situated within walking distance of Bookham shops and amenities. There is also a library, doctors and dental surgeries.

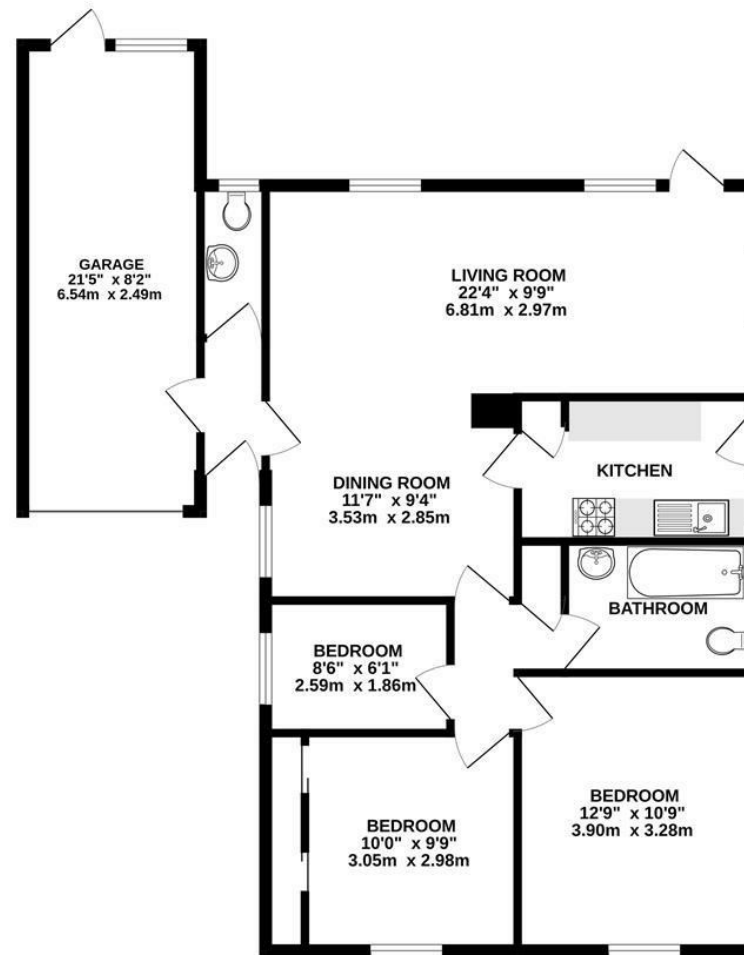
The area generally abounds with a wealth of open countryside much of which is in the Green belt and owned by the National Trust. Within the locality there are a number of excellent local schools both private and state funded.

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 and Leatherhead are available from Bookham Station which is just under a mile away.

Tenure	Freehold
EPC	E
Council Tax Band	E



GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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