



 **patrick  
gardner**  
RESIDENTIAL

1B Middlemead Road, Great Bookham, KT23 3DA

Asking Price £549,950



- DETACHED BUNGALOW
- NO ONWARD CHAIN
- LARGE LIVING ROOM WITH DOORS OPENING TO THE GARDEN
- TWO DOUBLE BEDROOMS & BATHROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM
- INTEGRAL GARAGE
- PRIVATE WEST FACING REAR GARDEN
- DRIVEWAY PARKING FOR SEVERAL CARS
- EASY ACCESS TO EXCELLENT LOCAL SCHOOLS
- SHORT LEVEL WALK TO THE HIGH STREET

## Description

Tucked away in a quiet residential road just a short, level walk from Bookham High Street, this detached bungalow offers generous living space, a wide west-facing garden and excellent potential for redesign or extension, subject to the usual consents.

A sheltered porch leads into the hallway and through to a bright, welcoming sitting room overlooking the garden. Large sliding doors open directly onto the patio, creating an easy connection between the house and outside space. The kitchen/breakfast room sits alongside the sitting room and also enjoys views of the garden, offering ample scope for updating or reconfiguration to suit modern living.

There are two comfortable double bedrooms, the main of which is notably spacious and filled with natural light. A well-planned family bathroom completes the accommodation. The loft already benefits from a staircase and provides further scope for buyers looking to create additional rooms, with neighbouring homes offering clear precedent for similar loft conversions.

The rear garden is a real highlight: broad, private and mainly laid to lawn, with plenty of opportunity for landscaping or extending the property. At the front, the driveway provides parking for several vehicles and leads to an attached garage, with side access running to the rear.

## Situation

The property is situated in a popular residential road just 5 minutes' walk to Bookham High Street. The village offers a wide range of shops and amenities including two bakers, butcher, fishmongers, greengrocers, post office, supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area is well catered for with highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

A wide selection of recreational facilities are available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. Bookham Common is also within easy access and is great for walkers, cyclists and horse riders.

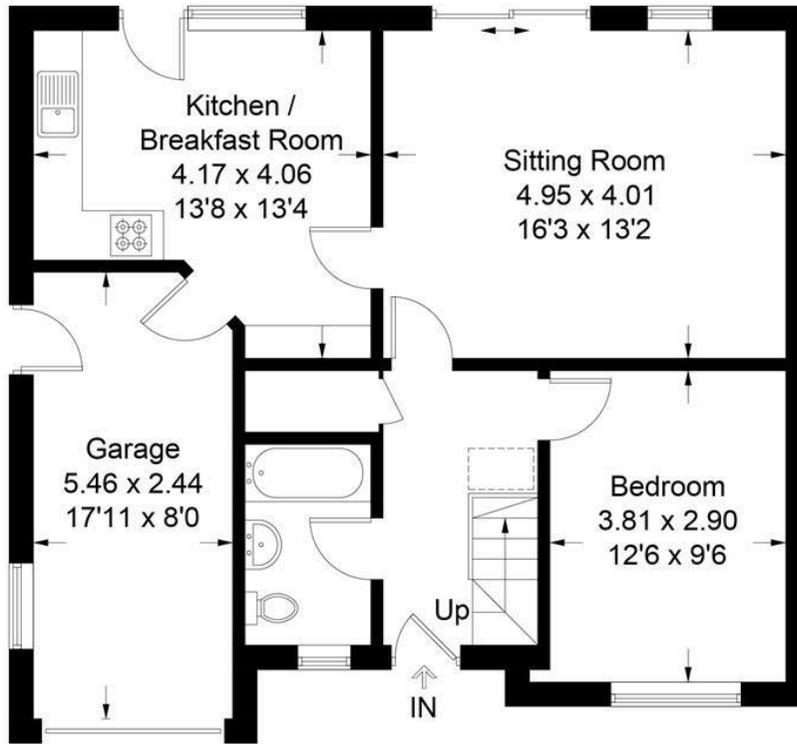
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London, Guildford, Leatherhead are available from Bookham Station.

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

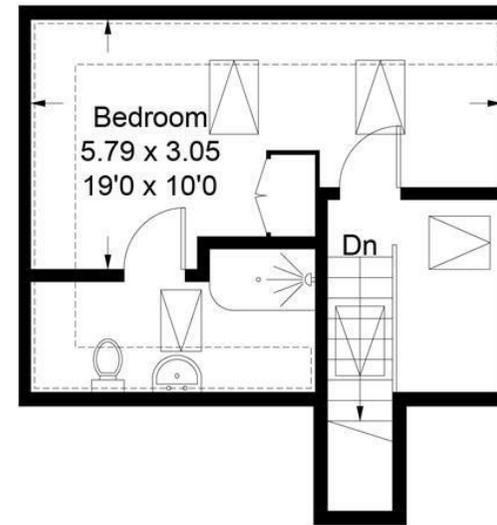


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**

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. (ID1256560)

www.bagshawandhardy.com © 2025

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.

