



20 Allen Road, Bookham, Surrey, KT23 4SL

Price Guide £599,950





- TWO BEDROOM SEMI-DETACHED BUNGALOW
- SPACIOUS LIVING ROOM WITH BAY WINDOW OCCUPYING A GENEROUS PLOT
- DINING ROOM AND CONSERVATORY
- TWO EXCELLENT DOUBLE BEDROOMS
- DETACHED GARAGE PLUS DRIVEWAY PARKING
- SITUATED WITHIN A SHORT WALK OF THE VILLAGE
- KITCHEN WITH DOOR TO OUTSIDE
- MODERN SHOWER ROOM
- SECLUDED SOUTH-WEST FACING REAR GARDEN
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN



Description

A deceptively spacious two bedroom semi-detached bungalow situated in a quiet residential cul-de-sac in the heart of Great Bookham. Offering over 1,000 sq ft of accommodation, together with a detached garage.

The accommodation is arranged around a welcoming entrance hall and includes a generous sitting room with feature bay window overlooking the front garden. The kitchen is fitted with a range of units. The dining room opens into a delightful conservatory enjoying views across the rear garden and providing an additional reception area for year-round enjoyment.

There are two excellent double bedrooms, together with a modern wet room/shower room. The layout is practical and flexible, appealing to downsizers, retirees or those looking for a property with scope to adapt to their own requirements.

Outside, the property enjoys an attractive frontage with lawned garden and driveway leading to the detached garage and gated access to the garden which, in turn, offers a large patio terrace, level lawn, mature hedging and established planting plus a summerhouse.

This property offers buyers the opportunity to modernise and personalise while enjoying an enviable position within one of Bookham's most sought-after residential roads.

Situation

Allen Road is a highly regarded residential cul-de-sac situated within easy reach of the centre of Great Bookham, one of Surrey's most desirable village communities.

The village offers an excellent selection of independent shops, cafés, restaurants and everyday amenities centred around its bustling High Street, creating a strong sense of community and village charm. Great Bookham forms part of the wider Bookham area within Mole Valley and enjoys an enviable setting between Leatherhead and Guildford. Road connections are equally convenient, with access to the A246, A3 and M25 all within easy reach.

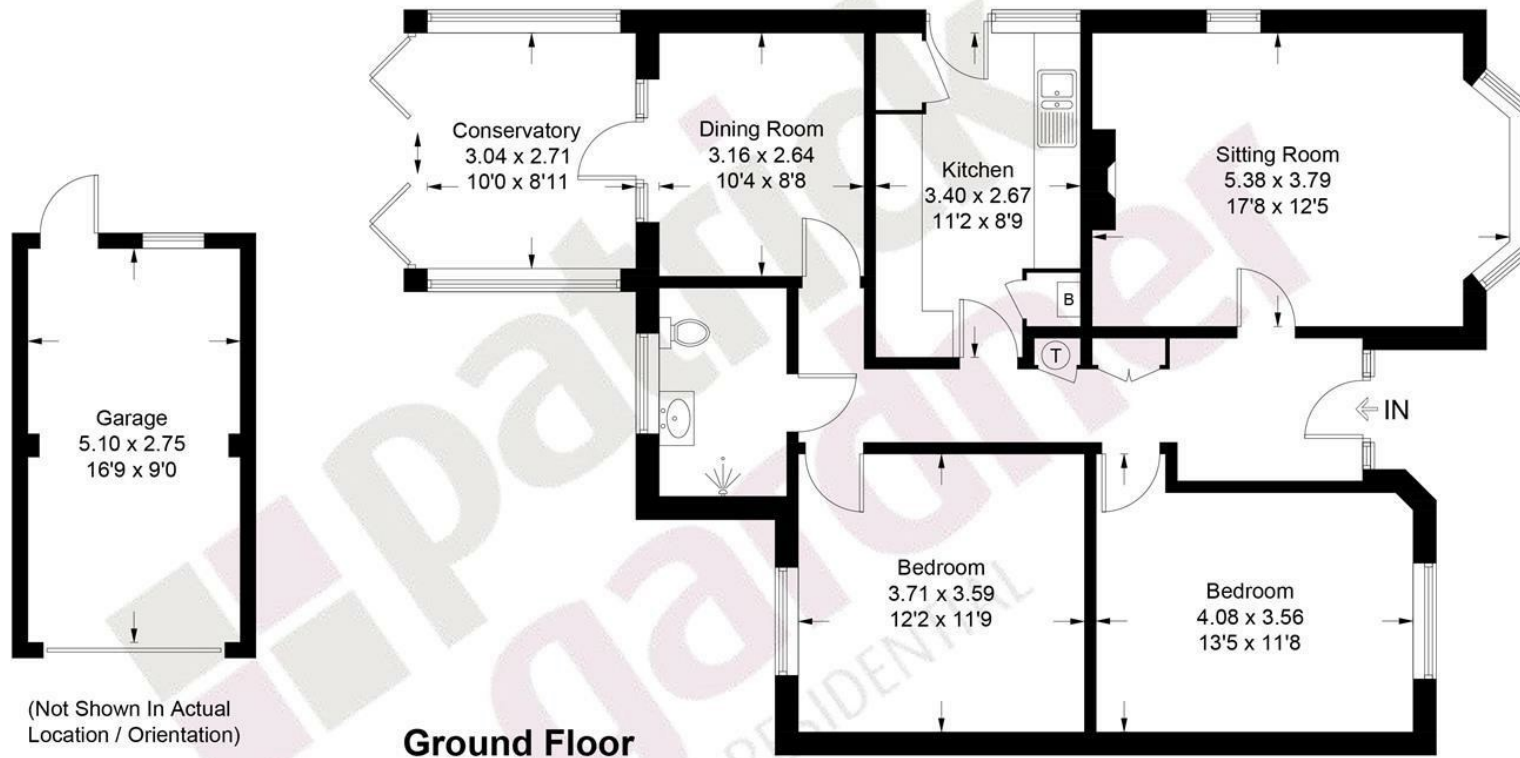
The surrounding countryside is a particular highlight, with the nearby Surrey Hills Area of Outstanding Natural Beauty offering miles of walking, cycling and riding routes. Norbury Park, Polesden Lacey and the North Downs are all close by, providing beautiful scenery and outdoor pursuits throughout the year.

Families are well served by a range of highly regarded schools in both the state and independent sectors, whilst nearby Leatherhead, Cobham and Guildford offer a wider selection of shopping, leisure and cultural amenities. Combining village living with excellent connectivity and access to some of Surrey's finest countryside, Great Bookham remains one of the county's most sought-after locations.

|                  |          |
|------------------|----------|
| Tenure           | Freehold |
| EPC              | C        |
| Council Tax Band | E        |



Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft  
 Garage = 14 sq m / 151 sq ft  
 Total = 108.8 sq m / 1171 sq ft



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. (ID1315537)

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