



15 Mill Close, Great Bookham, Surrey, KT23 3JX

Asking Price £925,000



- SPACIOUS DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- PARKING & DOUBLE GARAGE
- 0.6 MILES TO BOOKHAM STATION
- 4 BEDROOMS, 2 BATHROOMS
- GOOD SIZE KITCHEN
- 0.4 MILES TO VILLAGE CENTRE
- CUL-DE-SAC LOCATION

Description

This spacious detached bungalow offers very good family accommodation with the main bedroom having an en-suite shower room and study area.

The accommodation comprises a covered entrance porch, hallway with cloakroom, airing cupboard, boiler cupboard and coats cupboard. The kitchen is a good size with fitted units, a breakfast bar and side door leading to the garden. From the hallway double doors open into the dining room with sliding patio doors leading outside to a side patio and a large opening into the living room which again has sliding patio doors that lead out to the rear garden and a brick built fireplace with gas fire.

The remaining rooms are all accessed from the hallway, The master bedroom benefits from fitted wardrobes and an en-suite shower room along with a study area. The property benefits from three further bedrooms and family bathroom.

The bungalow is approached via a long driveway with parking for several cars and double, detached garage. The remainder of the front garden is laid with side gate leading to the rear garden which measures some 41' x 74'.



Situation

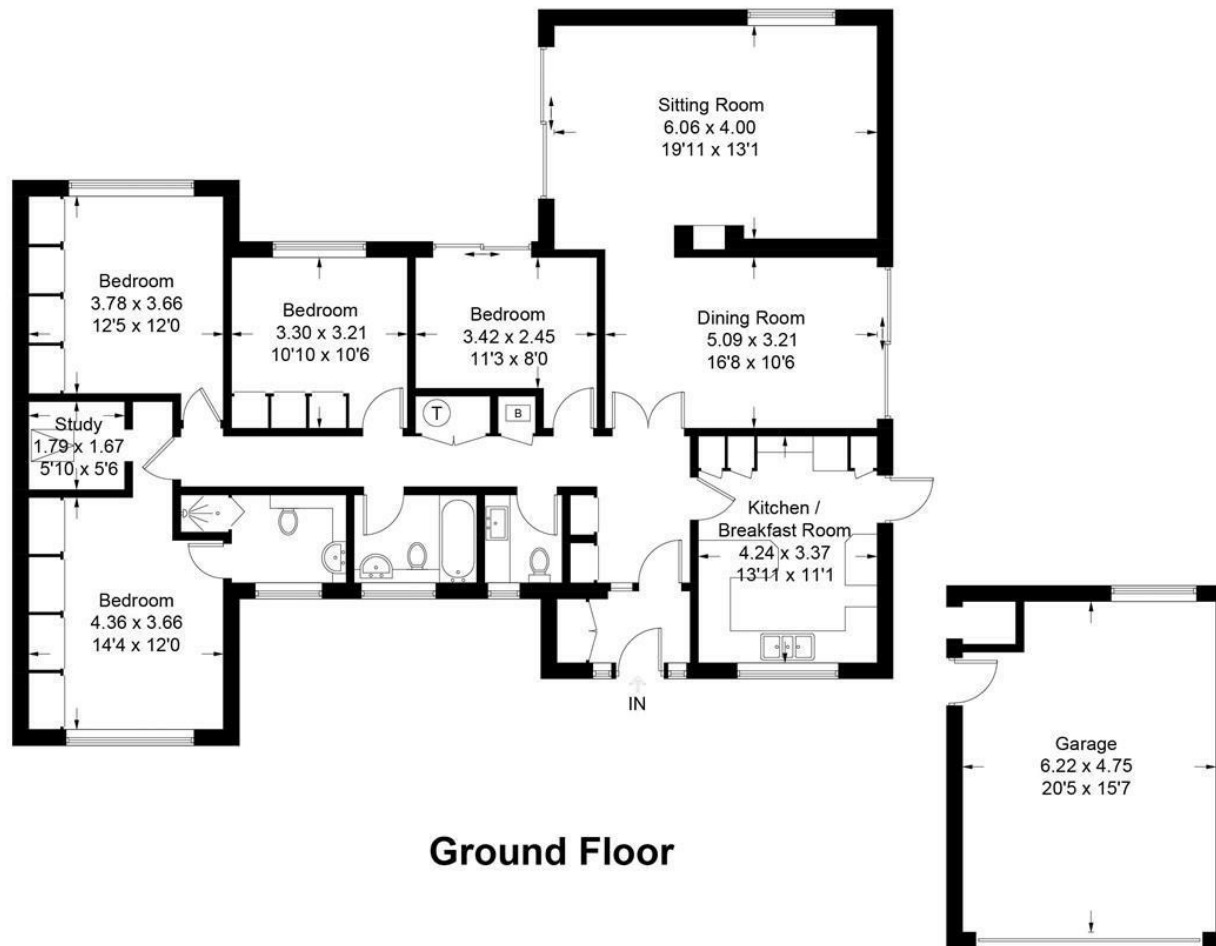
Mill Close is a peaceful cul-de-sac located off Church Road and within 10 minutes walk of Bookham High Street. The village offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, small supermarket and several delicatessens and coffee shops. There is also a library, doctors and dental surgery.

Bookham station is a 10 minute walk away offering services to London while Leatherhead town centre, with its more extensive range of shops and restaurants, is located 4 miles away.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore and the area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

Tenure	Freehold
Lease	N/A
Service Charge	N/A
Ground Rent	N/A
EPC	E
Council Tax Band	G

Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft
 Garage = 28.5 sq m / 307 sq ft
 Total = 176.4 sq m / 1899 sq ft



Ground 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. (ID357685)
 www.bagshawandhardy.com © 2017

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
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.

