



18 Dawnay Road, Great Bookham, Surrey, KT23 4PE

Asking Price £525,000



- DETACHED 3 BEDROOM HOME
- IN NEED OF MODERNISATION
- KITCHEN & UTILITY ROOM
- DRIVEWAY PARKING
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- SCOPE TO ENLARGE (STPP)
- 2 SEPARATE RECEPTION ROOMS
- GARDEN
- SINGLE GARAGE
- NO ONWARD CHAIN

Description

This three bedroom detached home is situated in a popular residential road on the south side of the village and offers scope to extend (subject to planning) and update to ones own specification. The property is also offered to the market with no onward chain.

As you walk through the front door you are welcomed into a entrance hall with a downstairs cloakroom and understairs storage cupboard. There is a dual aspect living room with feature bow window, a dining room and a downstairs bedroom. There is a fitted kitchen, separate utility area and a sun room overlooking the rear garden.

On the first floor are two double bedrooms with eaves storage cupboards and a family bathroom.

To the front of the property is driveway parking and gated side access leading to the rear garden. At the end of the garden is a single garage which is accessed from Pelham Way.

Situation

Situated on the South side of the village the property is ideally located within easy reach of open countryside, the village centre and popular local schools.

The village offers a wide range of shops and amenities including a baker, two butchers, a fishmonger, a greengrocer, a 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 several 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.

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.

Tenure

Freehold

EPC

E

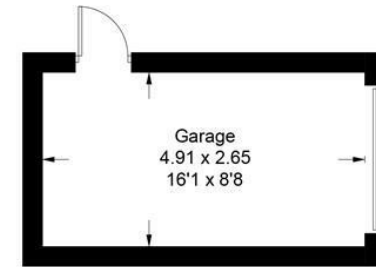
Council Tax Band

E

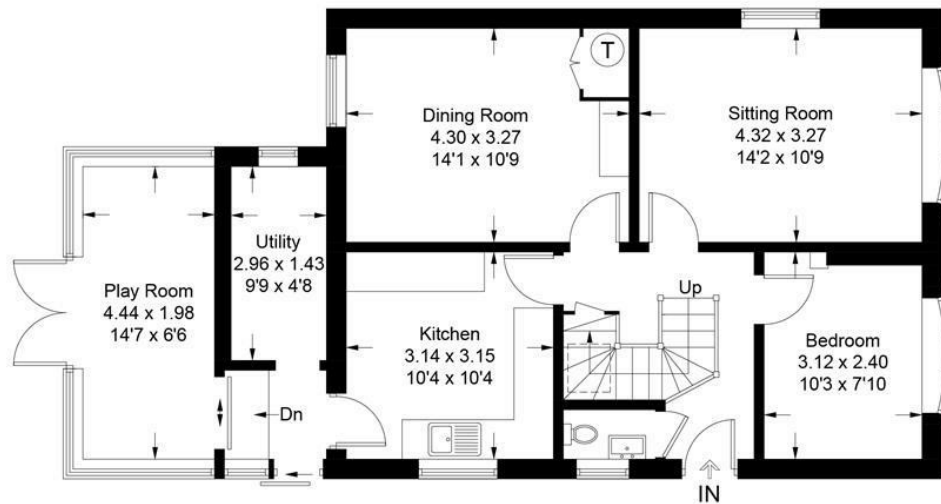


Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 128.2 sq m / 1380 sq ft

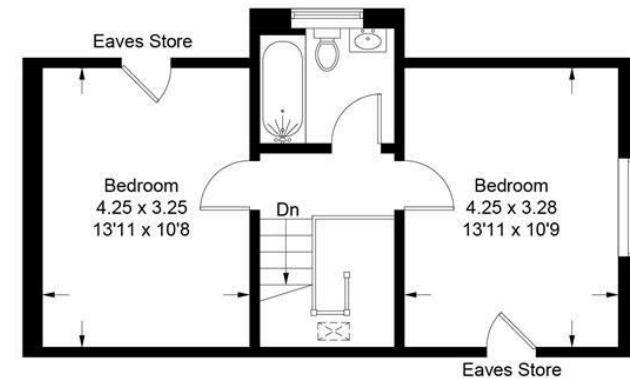
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)



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. (ID1205246)

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