



9 Candy Croft, Great Bookham, Surrey, KT23 4BZ

Price Guide £640,000





- DETACHED BUNGALOW SET ON A PRIVATE CORNER PLOT
- CONTEMPORARY KITCHEN
- SECLUDED GARDEN WITH PATIO
- SHORT WALK TO LOCAL SHOPS & BUS ROUTES
- LOVELY CUL-DE-SAC LOCATION
- THREE BEDROOMS, PRINCIPAL WITH EN-SUITE
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARAGE WITH ELECTRIC DOOR
- CONVENIENT FOR NORBURY PARK & BOOKHAM STATION
- NO ONWARD CHAIN

## Description

Set on a generous corner plot, this detached bungalow offers a rare combination of privacy, convenience and modern comfort. Designed with ease of living in mind, the property flows beautifully from indoors to out, making it perfect for both relaxing and entertaining.

A welcoming entrance hall sets the tone, with excellent built-in storage including a utility cupboard and large cloaks cupboard. The living room is light-filled and inviting, opening through bi-fold doors onto the garden and leading into the dining area. — a wonderful space for hosting family and friends. The kitchen is fitted with sleek white cabinetry, an electric hob and oven, with space for a fridge, and has direct access to the garden.

The principal bedroom features fitted wardrobes and a private en-suite shower room, while the second bedroom also offers built-in storage. A third bedroom provides flexibility as a guest room or study, and is served by the family bathroom.

Outside, the secluded rear garden is a true haven. A patio with an electric blind creates the perfect shaded spot for summer evenings, while the lawn, shed and side access add practicality. A garage with electric door sits at the rear of the garden, providing secure parking or a useful workshop space.

## Situation

Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors, dental surgery, churches and pubs within easy reach.

Within walking distance, there are a number of 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.

Bookham station offers direct services to London Waterloo and Guildford in the opposite direction. and is approximately a 20 minute walk. The property is a short walk to bus routes for Epsom, Guildford and Cobham.

**Tenure**

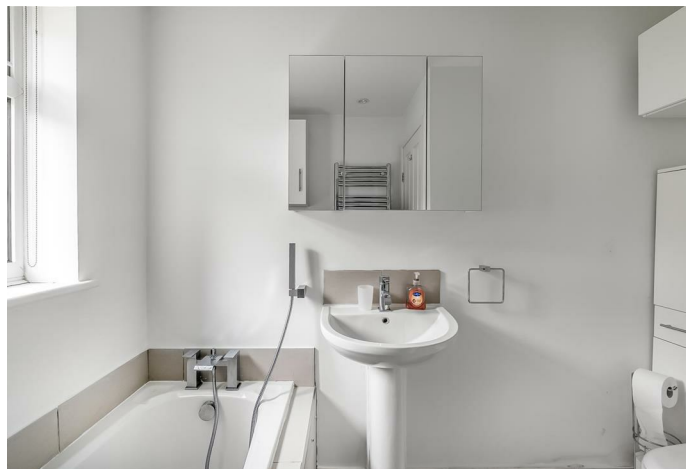
Freehold

**EPC**

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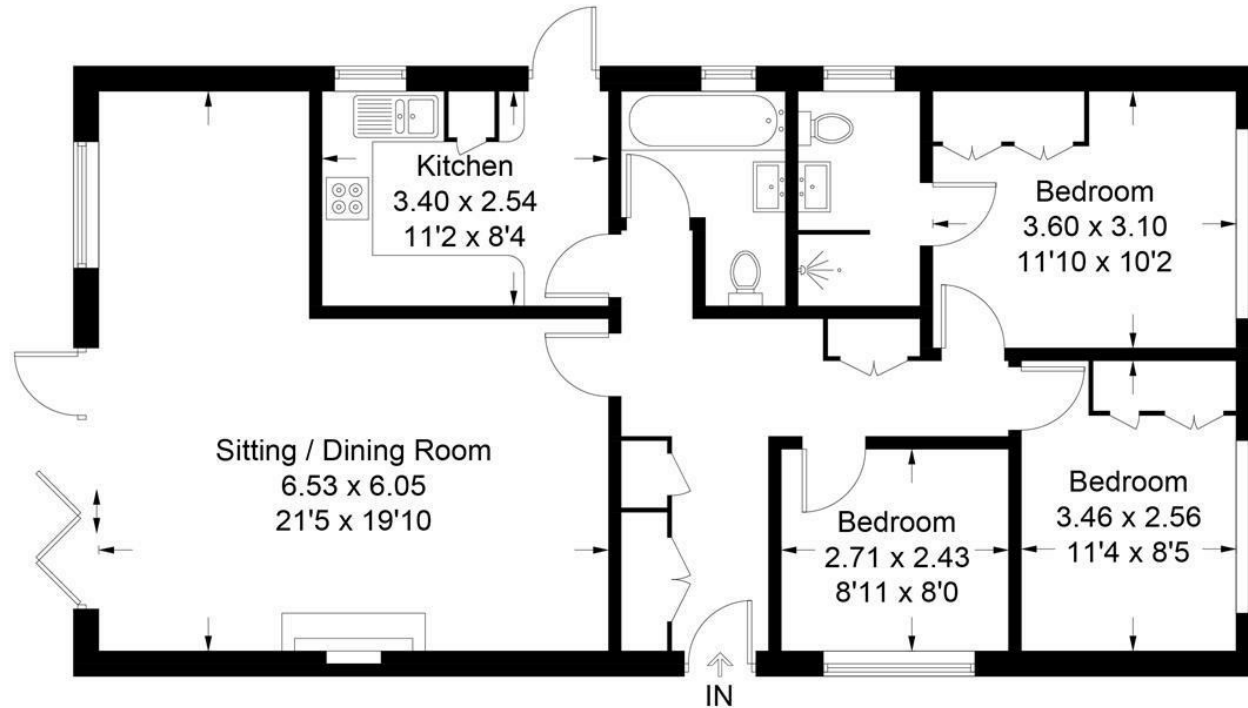
**Council Tax Band**

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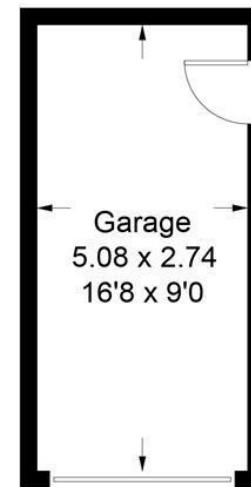




Approximate Gross Internal Area = 90.6 sq m / 975 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 104.5 sq m / 1125 sq ft



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)

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. (ID1237083)  
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