



**3 Vicarage Close, Bookham, Surrey
KT23 3DZ**

£950,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Take the next turning on your right hand side into The Garstons, right into Vicarage Close and number 3 can be found on your left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



**Approximate Gross Internal Area 1637 sq ft - 152 sq m
(Including Garage)**



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A superbly appointed 2 Bedroom detached Bungalow situated in the heart of Bookham village. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s, this impressive property has undergone an extensive programme of refurbishment and enlargement creating a beautifully appointed home offering spacious, contemporary accommodation. The principle accommodation comprises an entrance hall, two generously proportioned double bedrooms, both with modern en-suite shower rooms, whilst the principal bedroom also benefits from a separate dressing room with fitted storage. There is also a separate cloakroom. The spacious sitting room enjoys attractive views over the rear garden, with double patio doors opening onto an extensive paved sun terrace. A particular feature of the property is the superb open-plan kitchen/dining/ family room fitted with an extensive range of contemporary units, marble work surfaces and a central island. Bi-folding doors open onto both the side and rear terraces, providing excellent natural light and access to the garden. A separate utility room completes the accommodation. The property is approached via a private driveway with access to the integral garage. The beautifully landscaped rear garden which extends to 70ft x 60ft (20m x 18m) enjoys a sunny north-westerly aspect. The garden features an extensive paved sun terrace, ideal for outdoor entertaining, with steps leading down to a generous lawn bordered by well-stocked flower and shrub beds. Mature trees provide an attractive backdrop and a good degree of privacy. Other benefits include air conditioning to selected rooms and an electric awning on the side of bungalow.



SITUATION

The property is located in an extremely popular cul de sac in the heart of Bookham village which offers an excellent range of amenities to include 2 supermarkets, doctors and dentist surgery, a library, a post office, coffee shops and public houses together with a number of other independent retailers. Bookham train station is approximately ¼ mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also close by are excellent schools both in the state and private sector including the well renowned Howard of Effingham Senior School.

