



HENSHAWS



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

£615,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 in the direction of Leatherhead. After a few hundred yards turn right at the traffic lights into Crabtree Lane and 2nd right into Dawnay Road and number 26 can be found on the right hand side.

Local Authority

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

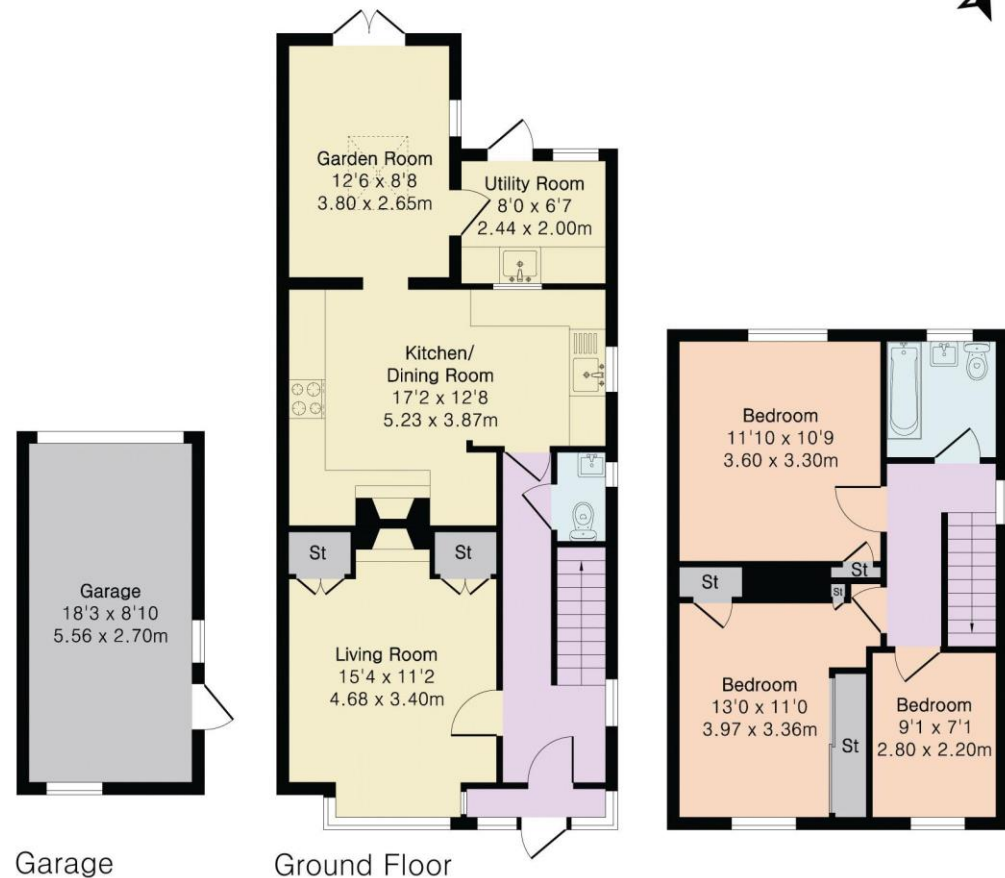


Approximate Gross Internal Area 1258 sq ft - 117 sq m

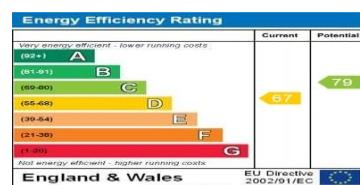
Ground Floor Area 656 sq ft - 61 sq m

First Floor Area 440 sq ft - 41 sq m

Garage Area 162 sq ft - 15 sq m



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Ref: 4/25/4142

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A superbly appointed 3 bedroom semi detached home offering a truly delightful rear garden and situated on the popular south side of the village within easy reach of some beautiful countryside much of which is National Trust owned.

THE PROPERTY

Originally constructed in 1955 this popular style of home has in the last few years undergone a comprehensive programme of redecoration and modernisation enabling the property to now provide a light, bright and contemporary feel. On the ground floor this consists of a cloakroom, generous size living room with a central feature fireplace and built in cupboards and display shelving to either side. The heart of the home can be found in the open plan kitchen/dining room with the former offering a comprehensive range of matching eye and base level units together with ample quartz work surfaces and space for a central breakfast table. In addition there is also a separate garden room with patio doors opening out onto the lovely rear garden and a utility room. To the first floor there are 3 bedrooms and a family bathroom. The property is approached via its own driveway giving off street parking for 2 vehicles, side gated access then leads to the delightful rear garden which provides a wide paved sun terrace leading on to an expanse of lawn with a further terrace and arbour area located towards the rear of the garden. In addition there is also hard standing for a large garden shed. In total the garden extends to 46ft x 23ft (14m x 7m)



SITUATION

The property is located on the popular south side of the village within easy reach of Bookham centre which offers an excellent range of local amenities to include a two small supermarkets, a doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is just over a mile away and provides a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. The property is also within easy reach of excellent schools both within the state and private sector including the well renowned Howard of Effingham secondary school and Polesden Lacey infant school.

