



**28 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 the property and number 28 can be found on your right hand side.

Local Authority

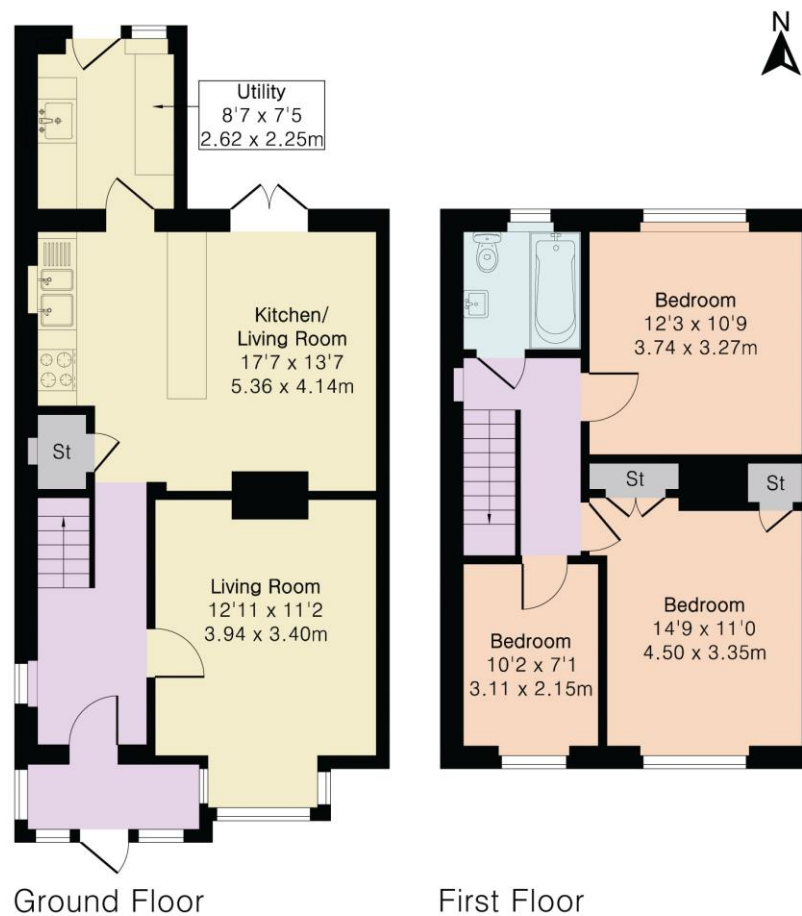
Mole Valley District Council Tel: 01306 885001
Council Tax Band: E



Approximate Gross Internal Area 1064 sq ft - 99 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 474 sq ft – 44 sq m



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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 enquiries 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 well presented 3 bedroom semi detached house offering a lovely rear garden combined with being situated within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in 1955 this popular style of home does in our opinion provide good accommodation to both ground and first floor. The former consists of a fully enclosed vestibule, entrance hall, good size living room with a central feature fireplace and adjacent display shelving, modern kitchen incorporating a comprehensive range of matching eye and base level units together with ample wood block surfaces plus a separate utility room. To the first floor there are 3 bedrooms and a family bathroom. The property itself is approached via its own driveway providing off street parking. A particular feature of the property is the delightful rear garden offering a raised deck sun terrace leading onto an excellent expanse of lawn with adjacent landscaped pathway, sunken fish pond, hardstanding for garden shed and well stocked flower and shrub beds. In total the garden extends to 50ft x 23ft (15m 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 amenities including 2 supermarkets, doctors' and dentist surgeries, a library, a post office and a number of independent retailers. Bookham train station is just over 1 mile away and provides 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. Surrounding the village is some delightful countryside much of which is National Trust owned. The property is also within easy reach of excellent local schools within both private and state sectors including the well renowned Howard of Effingham Secondary School and Polesden Lacey infant school.

