

46 Eastwick Park Avenue, Bookham, Surrey, KT23 3ND

£575,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the high street, turning right onto the Lower Road. Proceed along taking the 2nd left into Eastwick Park Ave, following the road along going round the bend to your right and you will then find a small cul de sac on your right hand side whereby number 46 can be found.

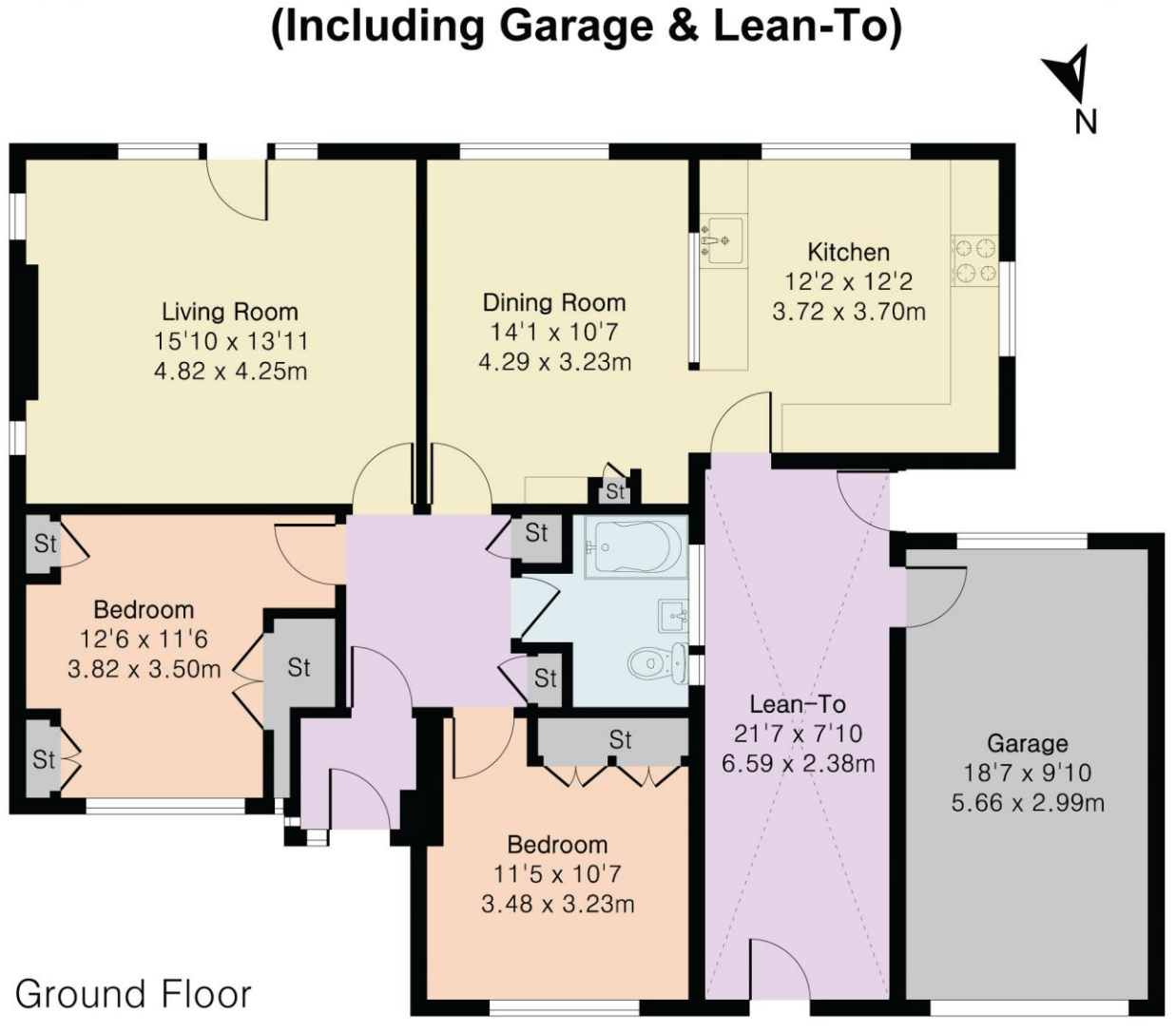
Local Authority

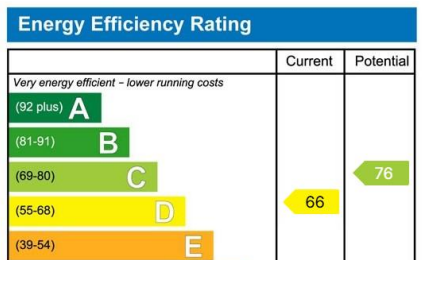
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F





Approximate Gross Internal Area 1307 sq ft - 121 sq m (Including Garage & Lean-To)





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A 2 bedroom detached bungalow situated in a popular cul de sac location offering potential to modernise and further enhance combined with a good size southerly aspect rear garden.
NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s this popular style of bungalow currently offers the following accommodation; an entrance hall, living room, dining room, good size kitchen, enclosed lean to, 2 bedrooms and a shower room. The property itself is approached via its own driveway providing a good amount of off street parking which in turn leads to a detached garage. Side gated access leads to the rear garden where there is a good expanse of lawn. In total the garden extends to 51ft x 86ft (15m x 26m) and benefits from a sunny southerly aspect.







SITUATION

The property is located just over ½ mile from Bookham Village Centre which offers an excellent range of local shops; to include 2 supermarkets, post office, doctors and dentist surgeries, and a number of other independent retailers. Bookham train station is approximately 1 ½ miles 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. There are excellent schools close by, both in the state and private sectors including the well renowned Howard of Effingham.











