



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

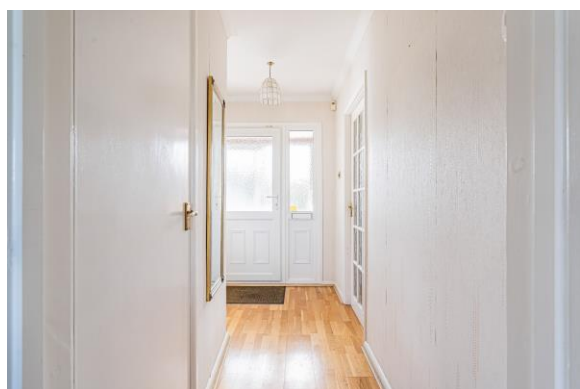
£685,000 Freehold

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 50 can be found towards the back of the cul de sac.

Local Authority

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



**Approximate Gross Internal Area 1236 sq ft - 115 sq m
(Excluding Garage)**

Garage Area 160 sq ft - 15 sq m



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A good size 2 bedroom detached bungalow offering a truly superb rear garden situated in quiet cul de sac location.
NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s this popular style of home does in our opinion provide the incoming purchaser/s excellent potential to further enlarge, re-configure and modernise subject to the usual planning consents. Currently the accommodation consists of a fully enclosed entrance vestibule, entrance hall, good size lounge, separate dining room leading through to a conservatory enjoying a pleasant aspect overlooking the delightful rear garden. The kitchen provides a range of eye and base level units together with ample work surfaces. The remaining accommodation consists of 2 bedrooms, master with built-in wardrobes, family bathroom in addition to a recently installed modern wet room. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to a detached garage with electronic up and over door. A particular feature of this popular style of bungalow is the extremely generous size rear garden providing wide paved sun terraces leading onto a superb expanse of lawn screened to all sides by mature trees and hedging. In total the garden extends to 75ft x 100ft (22m x 30m).



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.

