







## STONEHILL CLOSE

GREAT BOOKHAM, KT23 3DY

**Attractive Detached Bungalow**

**Within 10 minutes Walk of Bookham High Street**

**Howard of Effingham School Catchment  
Potential for Extension subject to planning  
Immediate Vacant Possession**

**Three Bedrooms • Modern Bathroom**

**Entrance Hall • Cloakroom**

**Double Aspect Lounge**

**Kitchen/Dining Room**

**Sealed Unit Double Glazed Windows**

**Gas Central Heating To Radiators**

**Garage • Secluded Landscaped Garden**

This attractive detached bungalow is situated in a cul de sac in a highly convenient location within 10 minutes walk of Bookham high street which offers an excellent range of local shops and amenities including a supermarket, a health centre, post office, public library and village hall. The bungalow has been extended and offers deceptively light and flexible accommodation with 3 bedrooms, modern bathroom, living room, cloakroom and modern kitchen/dining room. There is still potential, if desired, to convert the large loft, subject to the usual planning consents and plans have been drawn up in the past. Outside there is a long private driveway leading to a garage and the rear garden enjoys a delightful secluded aspect. An early inspection is highly recommended to appreciate this attractive detached bungalow with no ongoing chain.





## GROUND FLOOR

### COVERED ENTRANCE PORCH

courtesy light, double glazed front door:

Double glazed entrance door to:

### ENTRANCE HALL

L - shaped, radiator, coved ceiling, wood effect floor, built in coats cupboard, access to loft, heating thermostat control, built in storage cupboard housing electric meter, further built in cupboard housing Worcester wall mounted combination gas fired boiler for central heating and domestic hot water, door to:

### CLOAKROOM

modern white suite comprising low level w.c., corner wash hand basin, tiled splashback, recessed ceiling light, wood effect floor, shaver point.

### LOUNGE 15'3" × 12'4" (4.65m × 3.76m)

double aspect, two sealed unit double glazed windows, attractive central stone fireplace, radiator, coved ceiling, wall light points.

### KITCHEN/DINING ROOM 15'2" × 12' (4.62m × 3.66m)

max, triple aspect, fitted with an range of modern white shaker style wall and floor units having stainless steel bar handles, contrasting wood effect work surfaces, inset single bowl single drainer stainless steel sink unit, mixer tap, built in stainless steel oven, 4 ring gas hob, stainless steel extractor above, freestanding fridge and washing machine, recessed ceiling lights, wood effect floor, radiator, concealed lights, part tiled walls, space for table, sealed unit double glazed windows, double glazed door to garden:

### BEDROOM 1 12'4" × 11'3" (3.76m × 3.43m)

rear aspect, two double fitted wardrobes, radiator, sealed unit double glazed window, coved ceiling.

### BEDROOM 2 11'6" × 12' (3.50m × 3.66m)

into recess, front aspect, sealed unit double glazed window, radiator, coved ceiling.

### BEDROOM 3 9'3" × 9' (2.82m × 2.74m)

side aspect, radiator, sealed unit double glazed window.

### MODERN BATHROOM

white suite comprising panel bath with mixer tap & shower attachment, thermostatic shower unit, glazed shower screen, vanity unit with inset wash hand basin, double cupboard under, fully tiled walls, low level w.c., bidet, recessed ceiling lights, wood effect floor, obscure sealed unit double glazed window, heated towel rail, extractor fan.



# Ground Floor

Approx. 1078.7 sq. feet



Total area: approx. 1078.7 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

## OUTSIDE

**GARAGE** 20'2" x 7'10" (6.15m x 2.39m)

up and over door, power, personnel door to side.

## FRONT GARDEN

The front garden is laid to lawn with mature evergreens and flower bed. There is a private driveway providing ample parking with double timber gates giving access to the garage. Outside cold water tap.

## REAR GARDEN

The garden is laid to lawn with paved patio, variety of mature shrubs, plants and evergreens. Aluminium framed greenhouse, circular patio, paved footpaths, shingle area to the side of the bungalow and paved area behind garage. The garden enjoys a delightful secluded aspect, partly enclosed by mature hedge and panel fence.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council.

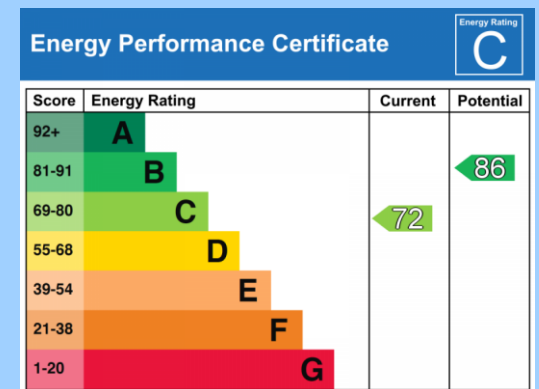
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