

EPC: D

Greenacres, Great Bookham, Surrey, KT23 3NG

Guide Price: £650,000 ** Buyer fee applies **

Gascoigne-Pees







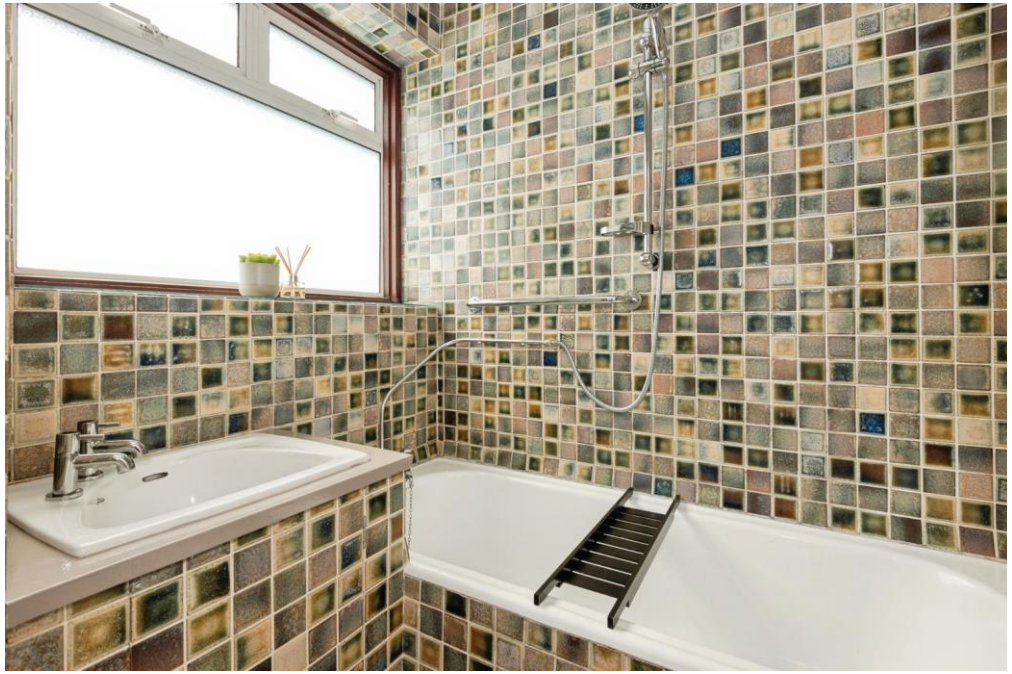






** NO ONWARD CHAIN - GREAT LOCATION **
A delightful, spacious detached bungalow situated in a very well regarded road off Eastwick Park Avenue, ideally placed for a selection of both infant, junior and secondary schools including the prestigious Howard of Effingham. Conveniently the property is offered with no onward chain.

This very well presented property offers off road parking, a detached garage and a secluded rear garden. Internally the property has been modernised and benefits from new flooring, carpets and re-decoration throughout to offer a 'move straight in' property. The accommodation comprises a spacious entrance hall, a modern family bathroom and a separate toilet. The kitchen is fitted with ample modern wall and base units with work surfaces over, a built-in oven and hob and space for appliances, there are two windows and a door to the rear garden making this a light and bright room. There is a great size lounge with doors opening to the rear garden and a feature fireplace, there is also a feature archway opening to a separate dining area. The property also benefits from three good size bedrooms, two with built-in wardrobe cupboards and a good size loft space. Outside to the front of the property, there is ample off road parking on the driveway and side access to the great size rear garden, a real feature of the property, enclosed with fence and hedge borders and benefitting from a patio area, an ideal spot for al-fresco dining.







Floor Plan

Garage

Total floor area 105.8 m² (1,138 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **G**

Tenure: **Freehold**

** Auctioneer Comments **
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Viewing by appointment

T: 01372 376633
E: leatherhead@gpees.co.uk
London House, 29 Church Street, Leatherhead, Surrey, KT22 8EP

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Gascoigne-Pees is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: LEP_LEP250164_R6PL_8

Gascoigne-Pees