



The Park, Bookham
Leatherhead

£1,100,000

Bedrooms: 3

Bathrooms: 3

Receptions: 2

A fantastic opportunity to acquire a rarely available home on The Park, one of Bookham's most desirable private roads. Coming to the market for the first time in nearly 30 years, this three-bedroom bungalow occupies a generous plot with substantial front and rear gardens and offers exciting potential for a new owner to make their mark.

The property is approached via a large driveway with an extensive lawned frontage, while the attached garage provides excellent storage.

Inside, the accommodation is both spacious and versatile. The kitchen enjoys direct access to the rear garden and leads through to a useful utility room and separate WC. A bright and generously proportioned sitting room features double doors opening onto the garden, allowing plenty of natural light to fill the space, while a separate dining room provides further reception space.

There are two bedrooms on the ground floor, both benefiting from built-in storage and en-suite facilities, with one also enjoying an adjoining office. Upstairs, a further bedroom features its own en-suite shower room, alongside an abundance of useful attic storage.

One of the property's standout features is its generous plot. With substantial gardens to both the front and rear, there is considerable scope to extend, remodel or potentially redevelop the property, subject to the necessary planning permissions. Both neighbouring properties have previously been developed, highlighting the exciting potential available here.





The Park, Bookham, KT23

Approximate Gross Internal Area = 156.6 sq m / 1686 sq ft
 Garage / Outbuilding = 19.9 sq m / 214 sq ft
 Total = 176.5 sq m / 1900 sq ft



Illustration for identification purposes only, measurements are approximate,
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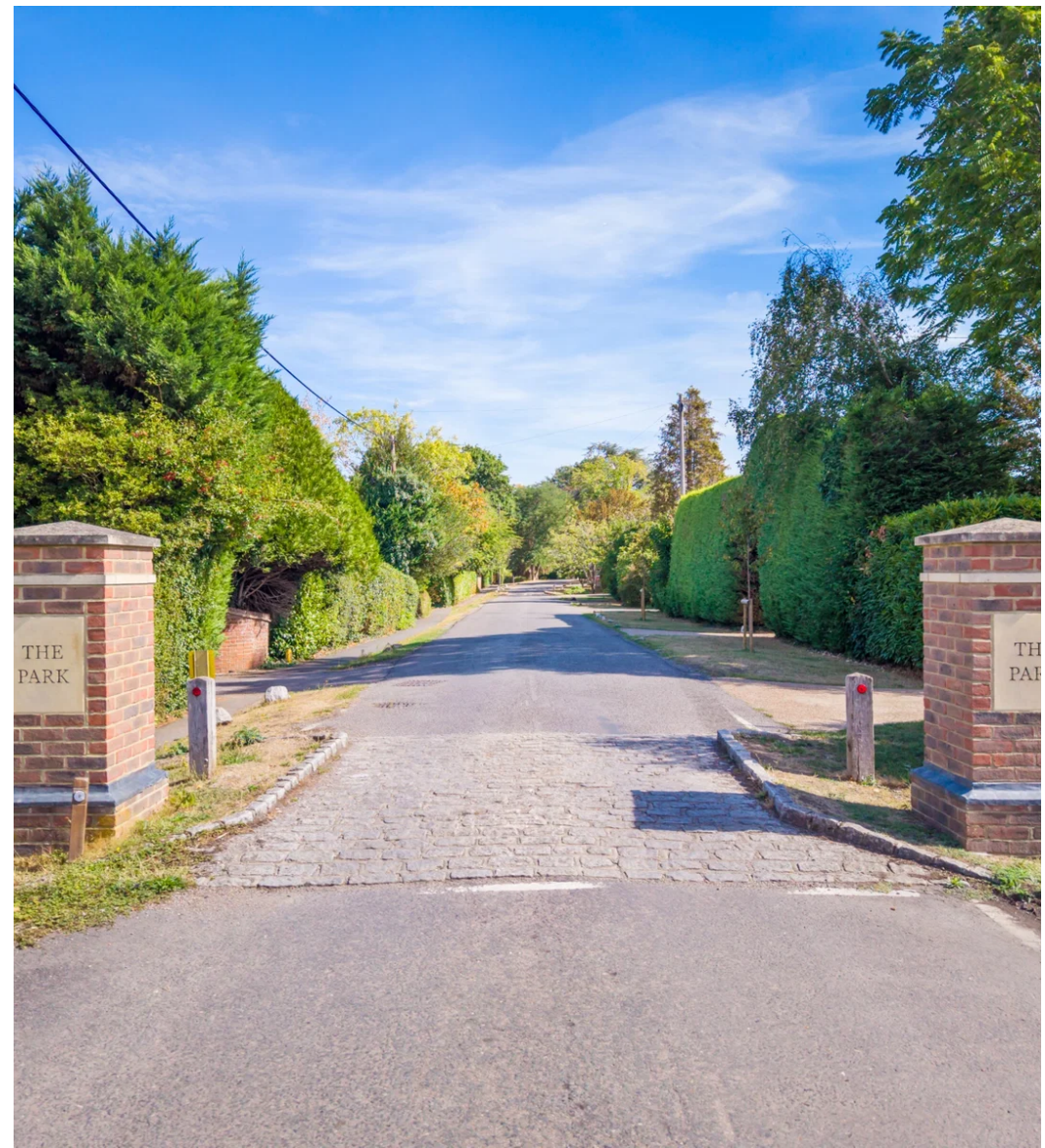
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The Park is superbly positioned within easy reach of Bookham High Street, with its excellent selection of independent shops, cafés, bakeries and pubs, including the recently renovated Old Crown. Bookham railway station is also nearby, providing convenient connections towards London Waterloo.

Families are particularly well catered for, with highly regarded local schools including Eastwick Infant, St Lawrence Primary School and The Howard of Effingham all within easy reach.



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