



Allen Road, Leatherhead, Surrey, KT23 4SL.
Guide Price £750,000 Freehold

- Flexible 3 or 4 bedrooms
- Large corner plot
- Refitted kitchen breakfast room
- Superb reception space
- En suite shower room
- Mature landscaped gardens
- Garage and driveway
- No chain above
- EPC D
- Viewing recommended

Occupying a generous corner plot within this highly regarded part of Great Bookham, this substantial detached bungalow offers beautifully balanced and highly flexible accommodation extending to over 1,550 sq ft, all complemented by mature gardens, excellent parking and a detached garage.

Currently arranged as an impressive three bedroom home with extensive reception space, the layout could equally suit buyers seeking a fourth bedroom, guest suite or additional home office depending on individual requirements.

The heart of the home is undoubtedly the superb refitted kitchen breakfast room, designed with both practicality and entertaining in mind. Finished with contemporary gloss cabinetry, integrated appliances, extensive work surfaces and a central island, the space feels bright, modern and highly sociable. Large windows overlook the gardens and allow natural light to pour through the room throughout the day.



Positioned centrally within the bungalow, the dining room creates an excellent connection between the kitchen and the principal reception room, giving the property a lovely sense of flow that works particularly well for modern family living and entertaining alike.

The principal sitting room is especially impressive in size, enjoying a triple aspect outlook, feature fireplace and a calm, relaxing feel throughout. Positioned separately from the main bedroom accommodation and with an adjacent en suite shower room nearby, this room also offers flexibility for buyers seeking a potential fourth bedroom or guest suite arrangement if required.

The remaining bedroom accommodation is positioned to the front of the property and includes a generous principal bedroom with fitted wardrobes and attractive bay window, alongside two further bedrooms served by a spacious family bathroom and separate cloakroom.

Outside, the gardens are a genuine highlight of the property. The corner plot setting creates an open yet private feel, with mature hedging, established planting and colourful borders producing a wonderfully peaceful environment.

The rear garden has clearly been carefully maintained over many years and offers an excellent balance between lawn, seating areas and stocked beds, ideal for buyers who enjoy gardening without wanting excessive maintenance.

To the front, a substantial driveway provides parking for several vehicles in addition to the garage.

Great Bookham continues to be one of Surrey's most sought after village locations, offering a superb balance between countryside surroundings and day to day convenience.

The village High Street provides an excellent selection of independent shops, cafés, restaurants and amenities, whilst nearby National Trust land, woodland walks and open countryside make the area particularly appealing for those seeking an active outdoor lifestyle. Bookham railway station offers direct services into London Waterloo, whilst the nearby A3 and M25 provide convenient access to London, Gatwick and the South Coast.

Material Facts

Guide Price £750,000
Tenure: Freehold

Council Tax Band : F
EPC: D

Property type: Detached bungalow with Garage
Mains services: Gas, Electricity, water and drainage
Heating type: Gas Central Heating.



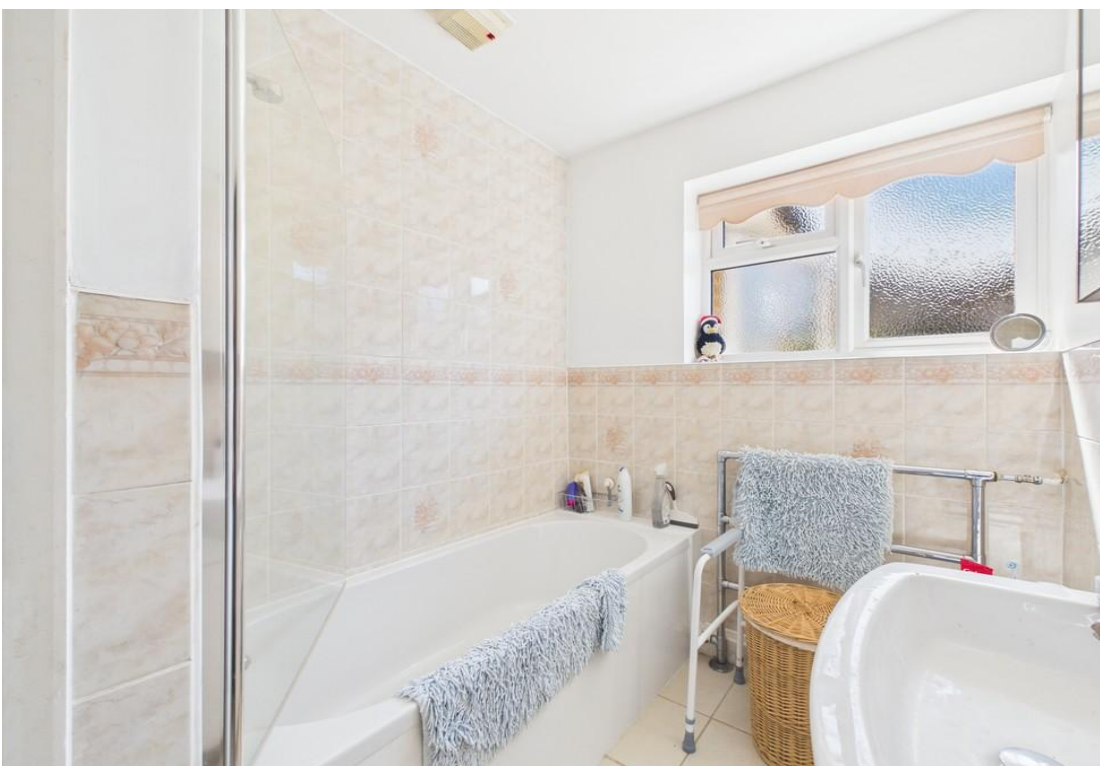
Broadband information:
Standard To Fast Available
Speeds from 115mbps to 1600mbps
Fibre to the property available

Mobile coverage:
Good with most providers

Flood / erosion risk:
River and seas: Very Low risk
Surface water: Very Low risk

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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

145.3 m²

1564 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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