



KAYBRIDGE
RESIDENTIAL



Deans Walk, Great Bookham, Leatherhead, Surrey, KT23 4LY
Offers in excess of £500,000

Deans Walk, Great Bookham, Leatherhead, Surrey, KT23 4LY

- Renovated Bungalow
 - Two Bedrooms
 - Secluded Rear Garden
- Home Office / Games Room
 - Hot Tub
- Extended Property
 - Gated Driveway
- Walking Distance to Bookham Shops
 - Large Kitchen and Dining Area

Kaybridge Residential are delighted to bring to market this well presented extended and renovated two bedroom bungalow to the market.

As you enter the front door you are led in to the living room with an opening to the impressive kitchen dining family space. This extended space features bifold doors and a large sky light giving the room plenty light. The kitchen is fitted with an extensive range of cupboards, granite worktops, an island with breakfast bar and appliances including a 4 way quooker tap, Range style cooker, built in coffee machine, microwave/steamer, warming drawer, wine cooler and integrated dishwasher.

On the ground floor is the second bedroom and modern family bathroom. The main bedrooms is





located on the first floor and offers bright and spacious accommodation. There is a dressing area to one end of the room which could be divided to make an additional bedroom. There are good sized built in eaves cupboards offering extra storage.

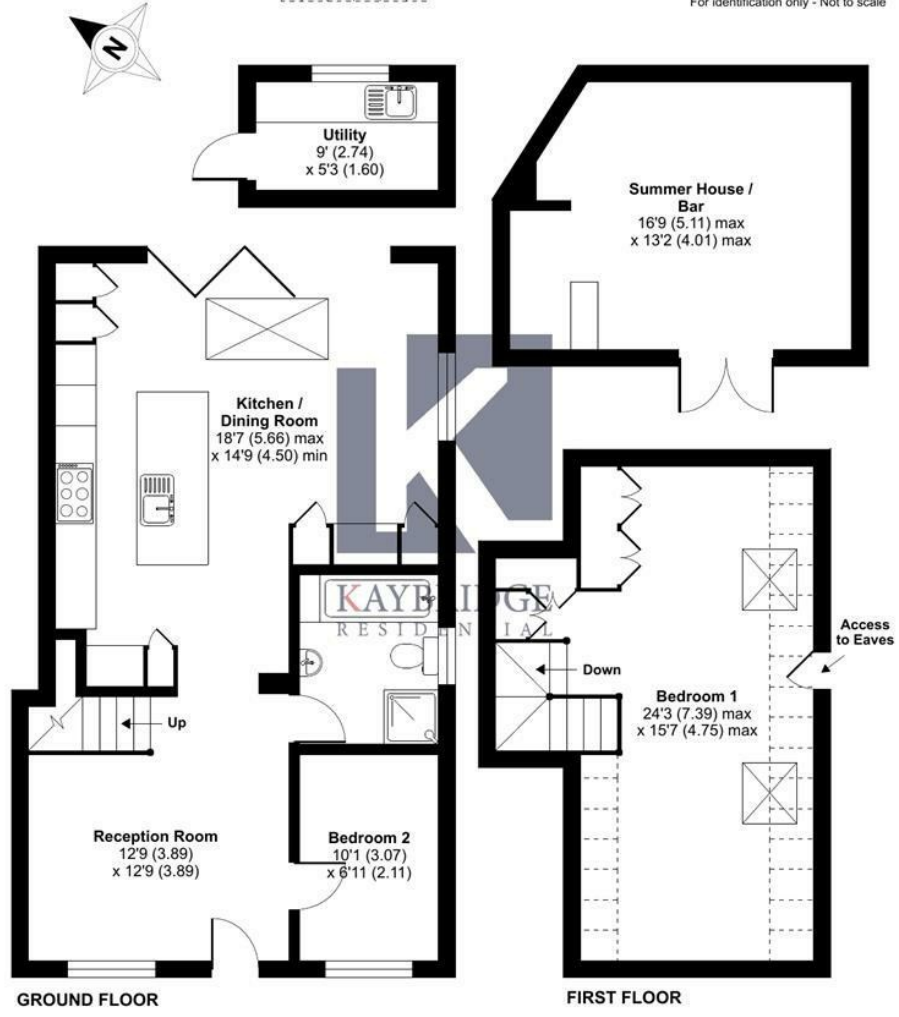
The property set in a quiet cul-de-sac and is approached via double gates leading to the block paved driveway offering parking for two vehicles. A side gate leads to the secluded rear garden with a porcelain patio and raised flower beds. There is a substantial garden annex at the end of the garden, currently used as a games room, with power, lighting, heating, bar and connections in place for a shower room. This could also be used as a home office or separate annex to rent out. To the side of the property is a hot tub and a utility room. The utility room features power, light, heating, a sink, and plumbing for a washing machine and dryer.



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Approximate Area = 911 sq ft / 84.6 sq m
 Limited Use Area(s) = 71 sq ft / 6.6 sq m
 Outbuildings = 258 sq ft / 24 sq m
 Total = 1240 sq ft / 115.2 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2022. Produced for Kaybridge Residential Ltd. REF: 925761

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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