



ESTATE AGENTS



Hookley Lane, Elstead, Godalming, GU8 6JD

£1,800 pcm

# Hookley Lane, Elstead, Godalming, GU8 6JD

Bourne are pleased to bring to the market this well presented three bedroom, detached bungalow located on Hookley Lane in Elstead.

As you enter the property through the porch, you are greeted with the hallway which provides access to the rest of the living accommodation in the property. To the right of the entrance is the modern bathroom suite with shower, and separate toilet. Back into the hallway is an airing cupboard which provides ample storage space for a variety of items. Across from this you will find the main double bedroom which over looks the driveway. Making your way back down the hallway you will find the entrances to the two remaining double bedrooms and the spacious modern kitchen with a number of base level and eye level units, along with access to the side of the property.

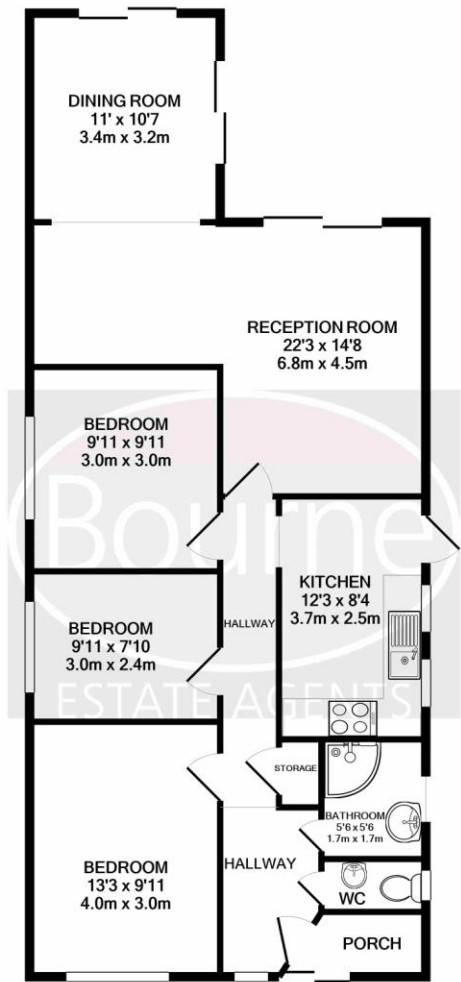
At the end of the hallway is the spacious L shaped living room with log wood burner and french door leading out to the large rear garden. This also leads onto the separate dining room off of the living room which also over looks the rear garden. To the front of the property there is ample driveway parking and garage. Available Unfurnished.

Viewings are highly recommended.

- **\*\*\*AVAILABLE EARLY DECEMBER\*\*\***
- **Three Bedroom Detached Bungalow**
- **Driveway Parking & Garage**
- **Spacious Living Room**
- **Seperate Dining Room**
- **Large Modern Kitchen**
- **Bathroom With Separate Toilet**
- **Private Rear Garden**
- **Close To Local Amenities**
- **Unfurnished**



# Floor Plan

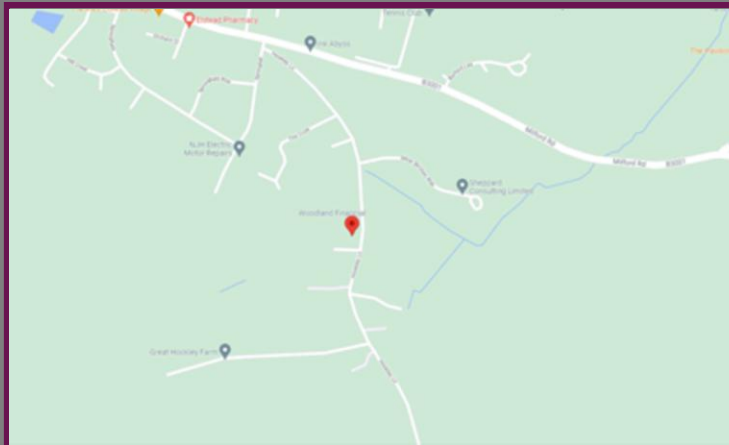


TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

# Location

Elstead is set amongst miles of open countryside and common land, laced with footpaths and bridleways, ideal for lovely country walks. The property is situated conveniently in the centre of the village, with its village shop, two pubs, doctors surgery, church and school. There is a real sense of community with the village hall, tennis, football and cricket clubs. Elstead is virtually mid way between the larger market towns of Godalming and Farnham, with the neighbouring village of Milford providing additional amenities, access onto the A3, and the nearest mainline station, serving Waterloo in 50 minutes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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