





CRABTREE LANE

GREAT BOOKHAM, KT23 4PF

**An Attractive Semi Detached House
Sought After Location Close to Open
Countryside**

No Ongoing Chain

**3 Double Bedrooms • En Suite Bathroom
Family Bathroom • Reception Hall
Family Room/Bedroom 4
Double Aspect Living Room
Kitchen/Breakfast room
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
South Westerly Facing Rear Garden
Full Width Paved Patio • Ample Parking
Private Driveway
Within The Howard of Effingham School Catchment**

SITUATED on the south side of the village in a favoured residential road within easy reach of local schools and within The Howard of Effingham school catchment and close to miles of glorious open countryside which is accessible at the end of the road. The village high street is about 1/2 a mile away and offers a comprehensive range of local shops including two supermarkets, a health centre, several dental surgeries, Post Office and public library. An attractive semi-detached house which offers spacious and flexible accommodation to include 3 double bedrooms, ensuite bathroom and family bathroom. On the ground floor there is a welcoming reception hall, double aspect living room, kitchen/breakfast room and family room which, if desired, could be used as a fourth bedroom. The property benefits further from gas central heating to radiators, sealed unit double glazed windows, a large partly boarded loft and outside a full width paved patio with south westerly facing rear garden.



GROUND FLOOR

RECEPTION HALL

Part glazed front door, full length double glazed side panels, wood effect floor, radiator, door to:

LIVING ROOM 19'1" × 12'6" (5.82m × 3.81m)

double aspect, central stone fireplace, stone hearth & mantel, gas coal effect fire, two radiators, double glazed bay window and double glazed French doors with full length side windows overlooking the garden.

FAMILY ROOM/BEDROOM 4 15'5" × 8'8" (4.70m × 2.64m)

double glazed window, electric wall heater, cupboard housing gas & electric meters.

KITCHEN/BREAKFAST ROOM 15'3" × 8'4" (4.65m × 2.54m)

Fitted with a range of white fronted wall and floor units, contrasting work surfaces, inset one half bowl single drainer stainless steel sink unit, mixer tap, part tiled walls, built in electric oven, 4 ring gas hob, extractor hood above, fitted washing machine, dishwasher and fridge, cupboard housing gas fired boiler for central heating and domestic hot water, double glazed window, double glazed door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

built in airing cupboard housing lagged hot water cylinder with immersion heater, access to loft via aluminium sliding ladder, partly boarded with light.

BEDROOM 1 13'1" × 12'2" (3.99m × 3.71m)

front aspect, fitted floor to ceiling triple wardrobe, radiator, wall light point, double glazed window.

EN SUITE BATHROOM

white suite comprising panel bath, mixer tap, thermostatic shower unit, low level w.c., vanity unit, wash hand basin, mixer tap, double cupboard under, fitted mirror, vinyl floor, recessed ceiling lights.

BEDROOM 2 10'7" × 9'8" (3.23m × 2.95m)

plus door entrance, front aspect, radiator, double glazed window.

BEDROOM 3 9'7" × 8'2" (2.92m × 2.49m)

rear aspect, radiator, built in single wardrobe, double glazed window.

FAMILY BATHROOM

white suite comprising corner bath, mixer tap, pedestal wash hand basin, low level w.c., fitted shelves, radiator, fitted mirror, part tiled walls, two double glazed windows, vinyl floor.

OUTSIDE

FRONT GARDEN

partly enclosed by a mature hedge and panel fence, laid to lawn with tarmac drive providing ample parking.

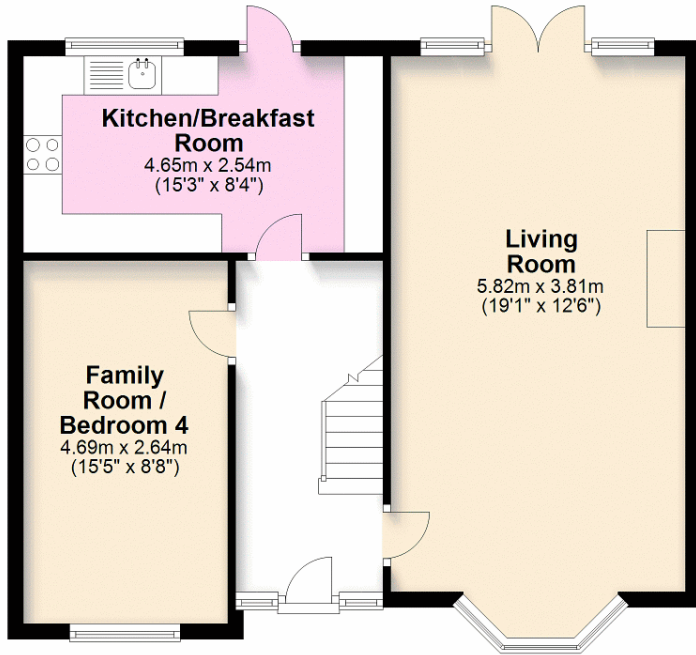
REAR GARDEN

mainly laid to lawn with full width paved patio, evergreens and timber garden shed. The garden enjoys a delightful south westerly facing aspect and is partly enclosed by a conifer hedge and panel fencing.



Ground Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



Total area: approx. 113.9 sq. metres (1225.8 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.
Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
Note 3 - Mole Valley District Council

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

