



HUGGINS EDWARDS
& SHARP

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**HUGGINS
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**CRABTREE LANE, GREAT BOOKHAM, KT23 4PL
£880,000 FREEHOLD**

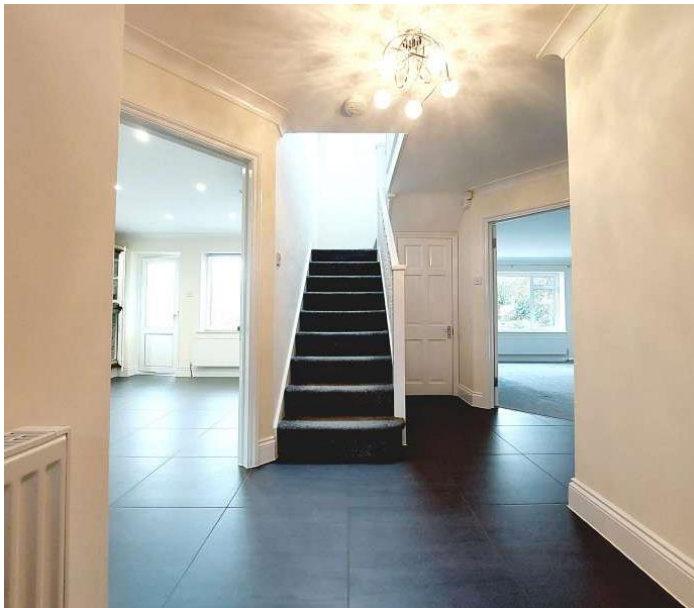


CRABTREE LANE

GREAT BOOKHAM, KT23 4PL

**Beautifully Presented
Individual Detached Home
Sought After Location
Close To Open Countryside
Immediate Vacant Possession**

**3 First Floor Bedrooms All With Wardrobes
Luxury Modern En Suite Bathroom
Luxury Modern Family Bathroom
Reception Hall • Family Room/Bedroom 4
Cloakroom • Triple Aspect Living Room
Kitchen/Dining Room With Built In Appliances
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows & Doors
UPVC Soffits, Gutters & Downpipes
Landscaped Secluded Garden
Full Width Paved Patio
Double Garage with Electric Door
Horseshoe Block Paved Driveway
The Howard of Effingham School Catchment
Approx Half a Mile to Bookham High Street**



SITUATED on the south side of the village, approximately 1/2 a mile from Bookham High Street, in a highly regarded residential road close to miles of glorious open countryside which is accessible at the end of the road. A beautifully presented individual detached home which offers spacious and flexible accommodation throughout to include 3 good size bedrooms on the first floor all with built in wardrobes and benefitting from 2 modern bathroom suites. On the ground floor there is a welcoming reception hall, cloakroom, living room, kitchen/dining room and study/family room which, if desired, could be used as a fourth bedroom. The property benefits further from gas central heating to radiators, UPVC soffits, gutters and downpipes, sealed unit double glazed windows and doors, security alarm, built in kitchen appliances and electric roller garage door. Outside the landscaped garden enjoys a secluded aspect with full width paved patio, whilst the front garden is a good size with a block paved horseshoe driveway providing ample parking.

GROUND FLOOR

RECEPTION HALL

CLOAKROOM

KITCHEN/DINING ROOM 12'8" × 12'3" (3.86m × 3.73m)

LIVING ROOM 16'4" × 14'9" (4.98m × 4.50m)

FAMILY ROOM/BEDROOM 4 15'3" × 8'10" (4.65m × 2.69m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM 1 14'6" × 12'4" (4.42m × 3.76m)

MODERN EN SUITE BATHROOM

4 piece white suite

BEDROOM 2 15' × 10'6" (4.57m × 3.20m)

BEDROOM 3 10'5" × 8'9" (3.17m × 2.67m)

MODERN FAMILY BATHROOM

3 piece white suite

OUTSIDE

DOUBLE GARAGE 17'5" × 15'3" (5.31m × 4.65m)

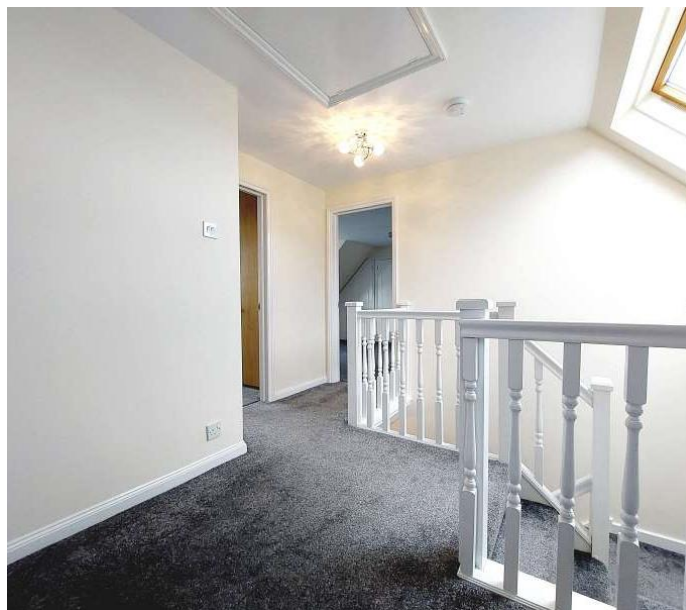
Electric roller door.

FRONT GARDEN

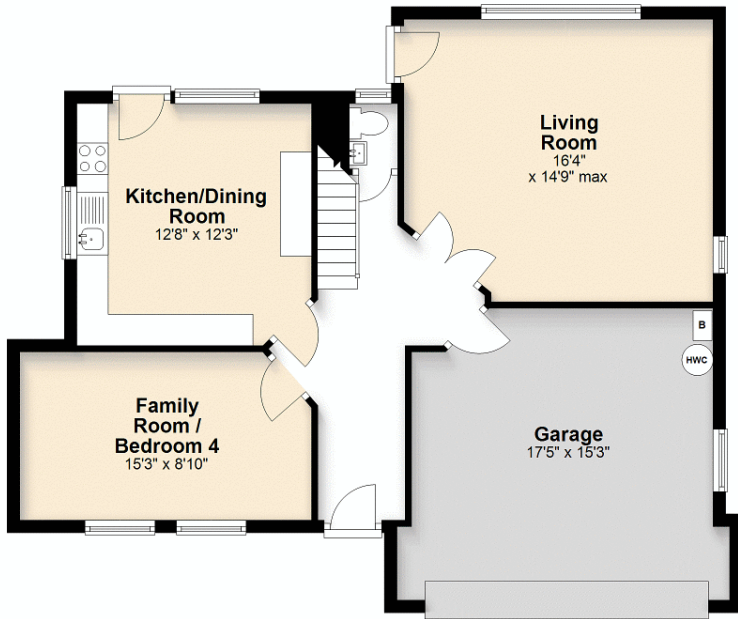
Ample parking with horseshoe block paved driveway.

REAR GARDEN

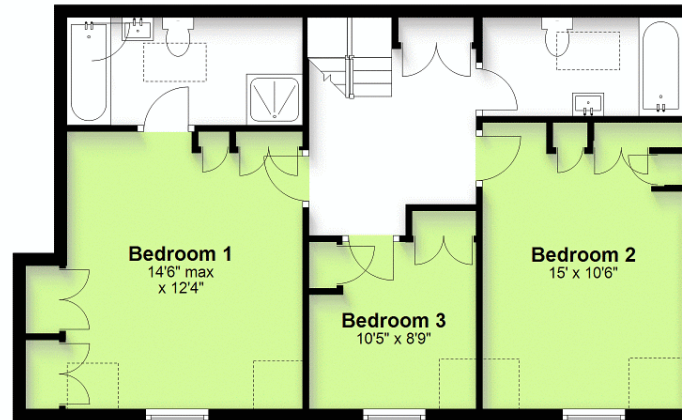
Secluded and landscaped with full width patio.



Ground Floor
Approx. 895.6 sq. feet



First Floor
Approx. 693.6 sq. feet



Total area: approx. 1589.2 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
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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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