

## **DURLESTON PARK DRIVE**

**GREAT BOOKHAM, KT23 4AJ**

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**Attractive & Spacious Detached Family Home**

**Sought After Cul De Sac Close To Local Amenities**

**Within The Howard of Effingham School Catchment**

**Lovely Secluded Landscaped Garden**

**No Ongoing Chain**

**Principal Bedroom & En-Suite Shower Room**

**Three Further Bedrooms • Study/Bedroom 5**

**Family Bathroom • Reception Hall**

**Cloakroom • Double Aspect Lounge**

**Dining Room**

**Double Aspect 18'2 ft Kitchen/Breakfast Room**

**Excellent Decorative Order Throughout**

**Double Garage • Large Driveway**

**Paved Patio • Secluded Garden**



AN ATTRACTIVE AND SPACIOUS DETACHED FAMILY HOME situated towards the end of a sought after residential cul de sac less than a mile from Bookham High Street and within The Howard of Effingham school catchment. The village offers an excellent selection of local shops and a footpath is accessible via Pine Dean and is about a 20 minute walk. The property is immaculately presented throughout and provides light and spacious accommodation benefitting from gas central heating to radiators and double glazed windows and doors. If desired, there is still potential to extend the property or convert the double garage, subject to the usual planning consents. Outside the property is set well back from the road with a large driveway providing ample off street parking, the rear garden is beautifully secluded and an inspection is thoroughly recommended.

#### ENTRANCE PORCH

courtesy light, part glazed front door to:

#### RECEPTION HALL

radiator, door to:

#### CLOAKROOM

white suite comprising low level w.c., corner wash hand basin, part tiled walls, extractor fan, radiator, wood effect floor.

#### LOUNGE

21'10" × 11'11" (6.65m × 3.63m)  
double aspect, attractive fireplace with painted wood surround and mantel, gas coal effect fire, two radiators, double glazed sliding patio doors opening into garden.

#### DINING ROOM

12' × 9'11" (3.66m × 3.02m)  
radiator

#### KITCHEN/BREAKFAST ROOM

18'2" × 8'10" (5.54m × 2.69m)  
fitted with an excellent and comprehensive range of cream fronted wall and floor units with contrasting granite work surfaces, butler sink, built in eye level Siemens double oven and grill, inset 4 ring stainless steel gas hob, extractor fan above, breakfast bar, slim line Bosch dishwasher, plumbing and space for washing machine, part tiled walls, vinyl floor, double aspect with double glazed door to side and window overlooking the garden, concealed Worcester gas fired boiler for central heating and domestic hot water, Drayton time control, door to double garage.

#### FIRST FLOOR LANDING

12'1" × 8'10" (3.68m × 2.69m)  
radiator, full length double glazed window, built in airing cupboard housing lagged hot water cylinder, immersion heater, slatted shelves, access to partly boarded loft with light via sliding ladder, door to:

#### PRINCIPAL BEDROOM

12'3" × 12'1" (3.73m × 3.68m)  
max, rear aspect, fitted floor to ceiling triple wardrobes having sliding doors, radiator, door to:

#### EN-SUITE SHOWER ROOM

white suite comprising low level w.c., pedestal wash hand basin, corner shower, thermostatic shower, glazed shower screen and door, radiator, medicine cabinet, part tiled walls, shaver point, wood effect floor.

#### BEDROOM 2

14'4" × 10'7" (4.37m × 3.23m)  
into door entrance, two floor to ceiling triple fitted wardrobes, dressing table space between, cupboards above, radiator, fitted display shelves.

#### BEDROOM 3

14'4" × 8'3" (4.37m × 2.51m)  
radiator

#### BEDROOM 4

11'4" × 6'9" (3.45m × 2.06m)  
radiator, fitted display shelves, double glazed door to balcony, door to:

#### BEDROOM 5

15'10" × 7'11" (4.83m × 2.41m)  
useful built in eaves storage along one side, sliding doors, v lux window, skeiling roof, radiator, double glazed window overlooking garden.

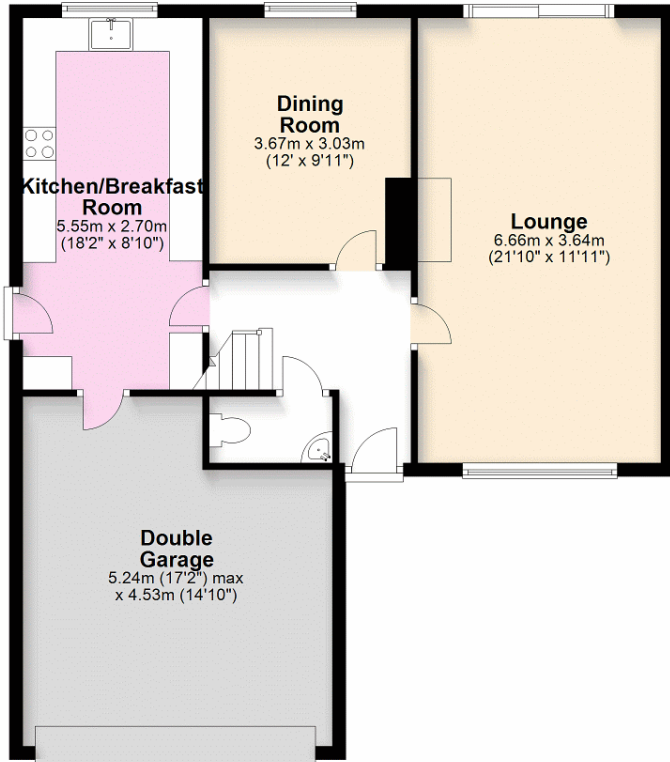
#### FAMILY BATHROOM

white suite comprising panel bath, mixer tap and shower attachment, shower rail and curtain, low level w.c., vanity unit, wash hand basin, double cupboard under, wood effect floor, radiator/towel rail, medicine cabinet, shaver point.



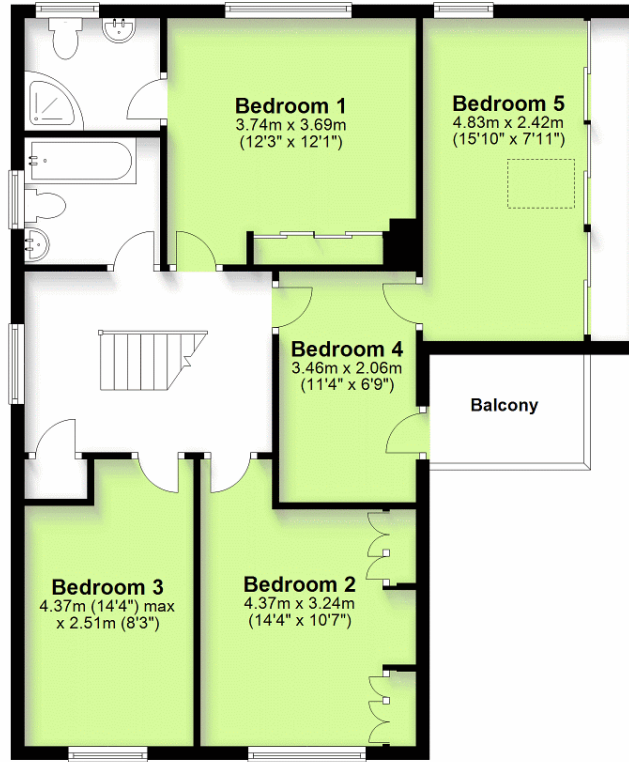
### Ground Floor

Approx. 83.5 sq. metres (899.1 sq. feet)



### First Floor

Approx. 80.0 sq. metres (860.8 sq. feet)



Total area: approx. 163.5 sq. metres (1759.9 sq. feet)

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

### OUTSIDE

**DOUBLE GARAGE** 17'2" x 14'10" (5.23m x 4.52m)

electric roller door, light and power, cold water tap, double glazed window, fitted cupboards and shelves, worktop.

**FRONT GARDEN**

mainly laid to lawn with evergreens, shrubs and plants. A double width block paved driveway provides ample off street parking, gate enables side pedestrian access to the rear garden.

**SECLUDED REAR GARDEN**

mainly laid to lawn with surrounding evergreens and a variety of shrubs and plants, paved patio, trellis and pergola leads to a further area of garden. The rear garden enjoys a delightful secluded aspect, enclosed by 1.8m high panel fencing and extends to approximately 80 ft in total.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to this property.

Note 3 - Council Tax Band G - Mole Valley District Council.

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

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### Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D		
39-54	E	51	
21-38	F		
1-20	G		



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