HUGGINS EDWARDS & SHARP

CRABTREE LANE, GREAT BOOKHAM, KT23 4PJ

£575,000 FREEHOLD

CRABTREE LANE
GREAT BOOKHAM, KT23 4PJ

A Spacious Character Detached Bungalow
Within Howard of Effingham Catchment
Potential to Extend (SSTP)
Chain Free

Three Double Bedrooms
Dining Room/Bedroom 4
Bathroom
Entrance Hall
Lounge
Kitchen/Breakfast Room
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
Double Length Garage
Private Driveway
Good Size Rear Garden
Large Loft

A DECEPTIVELY SPACIOUS DETACHED BUNGALOW situated within easy reach of Bookham village and miles of open countryside. The bungalow occupies a good size plot with secluded garden to the front and rear, there is a long private driveway which provides ample parking and leads to a double length garage. Internally the property offers flexible accommodation and there is a large loft and ample space to extend/enlarge, if desired, subject to the usual planning consents. An internal inspection is highly recommended to appreciate this individual character bungalow with great potential to extend into the attic space (STPP) and with no ongoing chain.

GROUND FLOOR

Courtesy light, double glazed entrance door to:

COVER ENTRANCE PORCH
courtesy light, quarry tiled step, sealed unit double glazed front door to:

ENTRANCE HALL 11'6" × 5'3" (3.50m × 1.60m)
radiator, picture rail, built in double storage cupboard, double cupboard above, access to insulated and partly boarded large loft with light and skylight window via sliding ladder, door to:

LOUNGE 16'6" × 11'11" (5.03m × 3.63m)
into sealed unit double glazed bay window, double radiator, 3 wall light points, coved ceiling.

DINING ROOM/BEDROOM 4 13'5" × 10'6" (4.09m × 3.20m)
into sealed unit double glazed bay window, double radiator, coved ceiling.

KITCHEN/BREAKFAST ROOM 14'10" × 10'2" (4.52m × 3.10m)
max, fitted with a range of white fronted wall and floor units with matching work surfaces, inset 1½ bowl single drainer sink unit with mixer tap, part tiled walls, built in eye level double oven & grill, inset 4 ring electric hob, concealed extractor above, integrated dishwasher, plumbing and space for washing machine, space and vent for dryer, appliance space, sealed unit double glazed window, centaurplus programmer control, fitted store/airing cupboard housing hot water cylinder with immersion heater, slatted shelves, Ideal Mexico gas fired boiler for central heating and domestic hot water, slatted shelves, sealed unit double glazed door to side.

BEDROOM 1 13'11" × 11'5" (4.24m × 3.48m)
sealed unit double glazed windows, radiator, coved ceiling, rear aspect.

BEDROOM 2 11'11" × 9'8" (3.63m × 2.95m)
sealed unit double glazed windows, radiator, coved ceiling.

BEDROOM 3 10'6" × 8'1" (3.20m × 2.46m)
sealed unit double glazed windows, radiator, side aspect.

BATHROOM
white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, two fully tiled walls, extractor fan, mirror fronted medicine cabinet, radiator, shaver point, chromium plated heated towel rail, mirror fronted medicine cabinet, obscure sealed unit double glazed window.

OUTSIDE

DETACHED GARAGE 32'7" × 12'1" (9.93m × 3.68m)
with swing doors, power and light.

PRIVATE DRIVEWAY
Situated to the side of the property providing ample parking and access to the garage.

FRONT GARDEN
Mainly laid to lawn, partly enclosed by conifers and an evergreen hedge.

REAR GARDEN
mainly laid to lawn with a variety of shrubs and plants, partly enclosed by 1.8m high panel fencing, mature conifers and evergreens. The garden is a good size extending to approximately 85 ft in depth with paved patio, rear covered lobby, courtesy light, ornamental pond, aluminium framed greenhouse and enjoys a secluded aspect.

Ground Floor

Approx. 1002.4 sq. feet

Total area: approx. 1002.4 sq. feet

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 - Council Tax Band F - Rates payable for year commencing 1st April 2018 - £2,630.78 - Mole Valley District Council.

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

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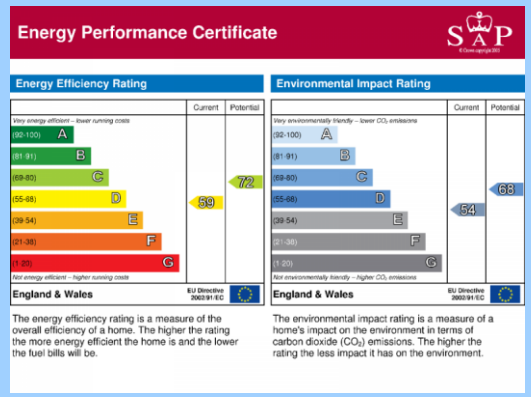

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