







## CRABTREE CLOSE

GREAT BOOKHAM, KT23 4PQ

**A Delightful Detached Bungalow**  
**Close to National Trust Land**  
**Within easy reach of the Village**  
**Cul De Sac Location**

**Entrance Hall • Inner Hall**  
**Double Aspect Lounge • Fitted Kitchen**  
**Three Bedrooms • Bathroom**  
**Gas Central Heating to Radiators**  
**Sealed Unit Double Glazed Windows**  
**Garage • Private Driveway**  
**Secluded Front & Rear Garden**

The property is A DELIGHTFUL DETACHED BUNGALOW which is situated at the end of a small cul de sac within easy reach of Bookham village and miles of open countryside. The accommodation is presented in good decorative order throughout and comprises three bedrooms, bathroom, entrance hall, inner hall, double aspect lounge and fitted kitchen. The property benefits further from gas central heating to radiators and sealed unit double glazed windows & doors with UPVC soffits, fascia's and down pipes. Outside there is a single garage, double width private driveway to the side and secluded garden to the front and rear. An internal inspection is highly recommended to appreciate this light and well presented home.





## GROUND FLOOR

Courtesy light, double glazed entrance door to:

### COVER ENTRANCE PORCH

courtesy light, sealed unit double glazed front door and matching side window to:

ENTRANCE HALL 11'6" × 5'3" (3.50m × 1.60m)

radiator, fitted coat cupboard, glazed door to kitchen, glazed door to:

LOUNGE/DINING ROOM 20'3" × 13'10" (6.17m × 4.22m)

double aspect, two sealed unit double glazed windows, coved ceiling, bay window, two radiators, front and side aspect, central fireplace with tiled hearth and mantel.

FITTED KITCHEN 12'11" × 8'7" (3.94m × 2.62m)

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.

### INNER HALL

access to insulated and partly boarded loft with light via sliding ladder, door to:

BEDROOM 1 11'5" × 10'6" (3.48m × 3.20m)

sealed unit double glazed windows, radiator, rear aspect.

BEDROOM 2 10'5" × 8'9" (3.17m × 2.67m)

sealed unit double glazed windows, radiator, recessed ceiling lights, rear aspect.

BEDROOM 3 8'8" × 8'1" (2.64m × 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, chrome plated heated towel rail, mirror fronted medicine cabinet, obscure sealed unit double glazed window.

### SEPARATE W.C.

Comprising low level w.c., radiator, vinyl floor, tiled display shelf, obscure sealed unit double glazed window.

## OUTSIDE

BRICK BUILT GARAGE 15'10" × 8'8" (4.83m × 2.64m)

with up-and-over door, power and light, personal door to side.

### PRIVATE DRIVEWAY

Situated to the side of the garage, double width, providing parking for 2 vehicles.





## Ground Floor

Approx. 806.2 sq. feet



Total area: approx. 806.2 sq. feet

## FRONT GARDEN

Mainly laid to lawn, partly enclosed by an evergreen hedge with paved patio area, flower borders, footpaths lead down each side of the property with pedestrian wrought iron gates giving access to the rear garden. Outside cold water tap & security light.

## REAR GARDEN

mainly laid to lawn with shaped herbaceous flower borders, variety of shrubs and plants, partly enclosed by 1.8m high panel fencing and mature conifers. Brick built store, timber garden shed, patio.

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.

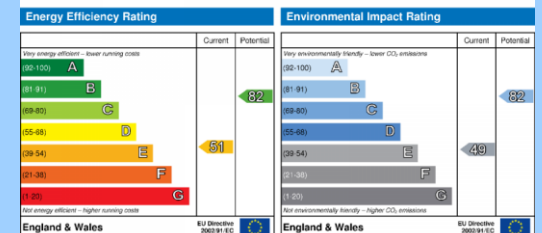
Note 3 - Council Tax Band F - Rates payable for year commencing 1st April 2018 - £2,630.78 - Mole Valley District Council.

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

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## Energy Performance Certificate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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