



15 Durleston Park Drive, Bookham, Surrey, KT23 4AJ

Asking Price £995,000



- EXTENDED AND MODERNISED DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- SECLUDED GARDEN MEASURING APPROX 64 X 50FT
- 1.5 MILES TO BOOKHAM STATION
- PRESENTED IN EXCELLENT ORDER
- KITCHEN & SEPARATE UTILITY ROOM
- FAMILY BATHROOM & 2 ENSUITES
- DRIVEWAY PARKING PLUS GARAGE
- CATCHMENT OF POPULAR LOCAL SCHOOLS

Description

Step into this exceptional five-bedroom detached family home, where space and style combine seamlessly.

A welcoming entrance hallway with cloakroom leads into a versatile family room, opening into a fabulous kitchen with adjoining orangery, perfect for relaxed dining and entertaining. A separate utility room adds practicality to family living. The excellent dual-aspect living room features French doors opening onto the garden, creating a bright, airy space for everyday living.

Upstairs, the spacious landing leads to a principal bedroom with en-suite, a second en-suite bedroom, three further double bedrooms, and a contemporary family bathroom, ensuring comfort for the whole family.

Outside, a large driveway leads to a double garage, with side access to the rear garden. Enjoy a fabulous patio area for al fresco dining and a generous lawned area, providing the perfect space for family gatherings and outdoor living.

Situation

This property is situated in a popular residential road just over half a mile away from Bookham High Street. Bookham Village centre provides a diverse range of traditional shops, including two butchers, a family-run fishmonger's, greengrocer's, two supermarkets and a post office. The area also provides four local pubs, a library, doctors and dental surgeries.

Within easy reach are some of Surrey's famous landmark attractions; Boxhill, Polesden Lacey, Clondon Park, Denbies Wine Estate and Brooklands Museum. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

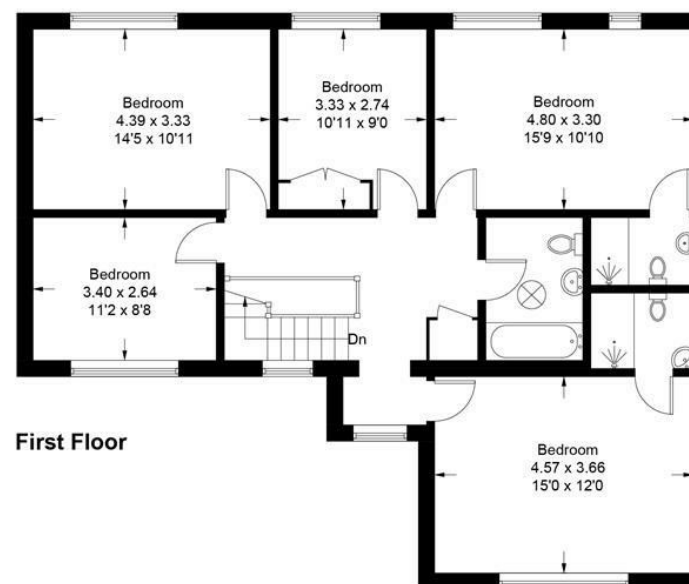
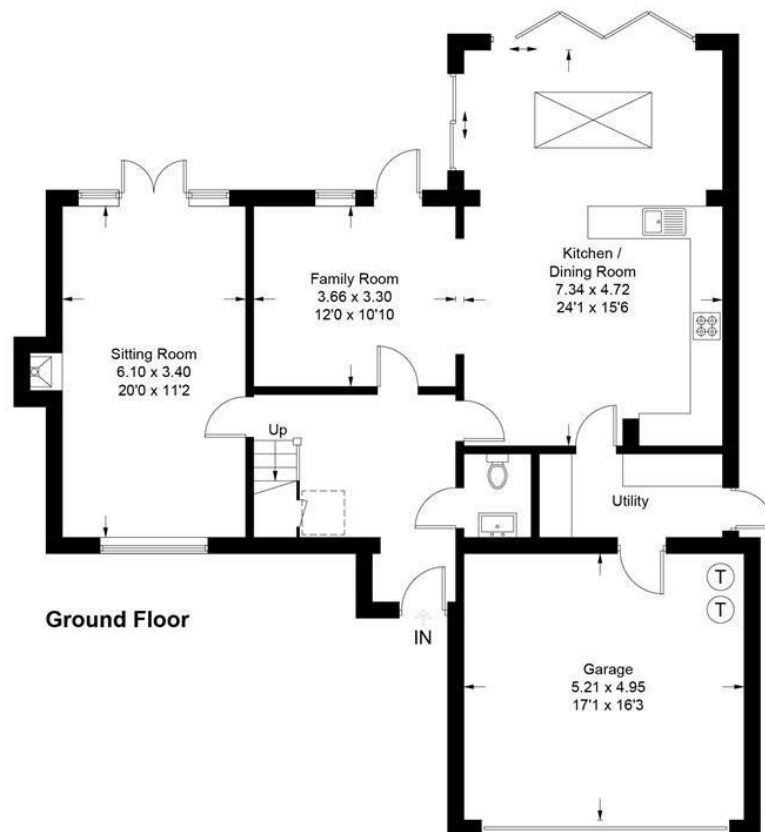
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 216.7 sq m / 2332 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1222825)

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