



**27 Pine Dean, Great Bookham,  
Surrey, KT23 4BT**

**£769,950 Freehold**

### Directions

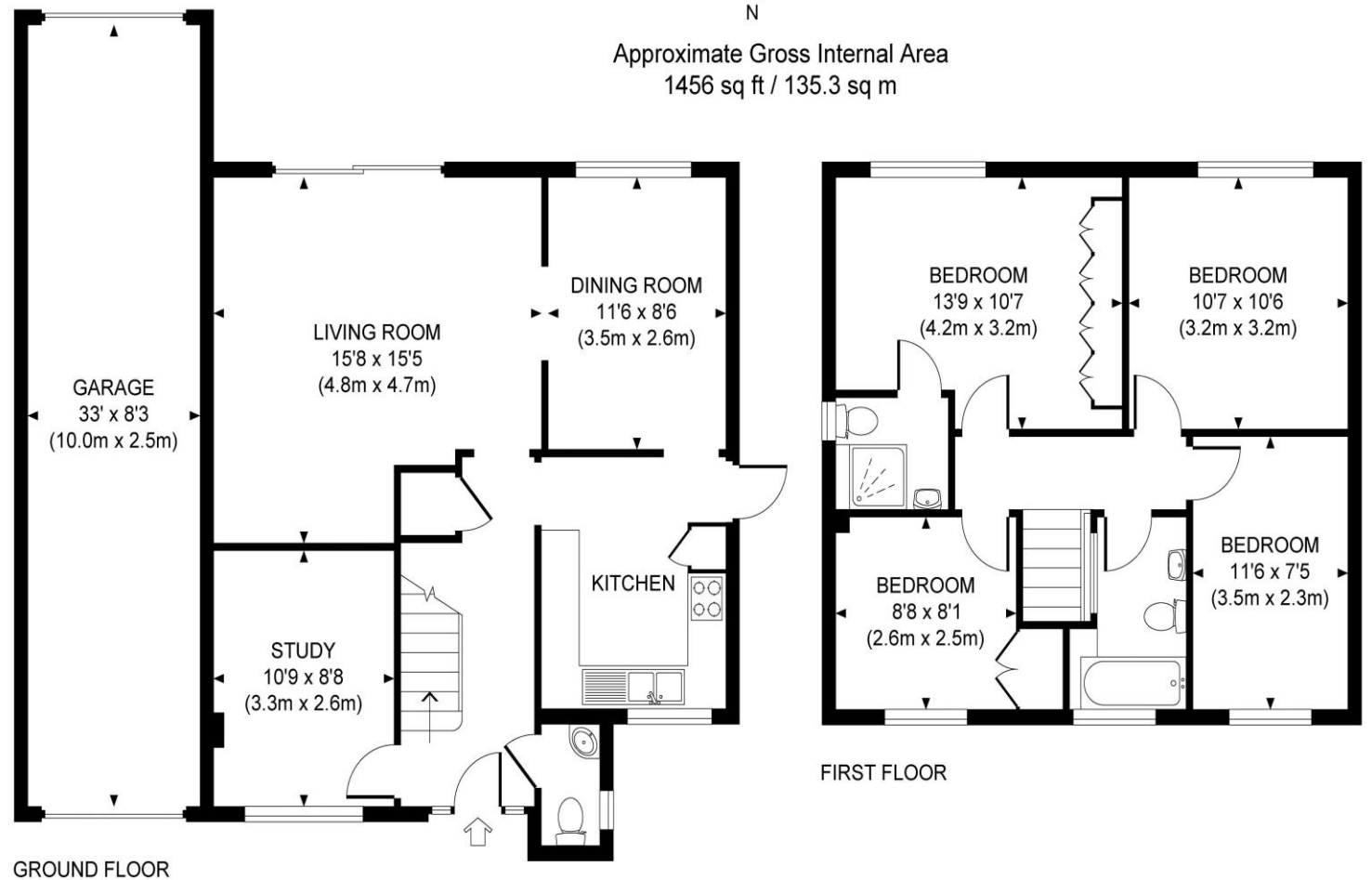
From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road. Proceed along until you come to the 2nd set of traffic lights turning left into Eastwick Road and then the 2nd left into Pine Dean whereby number 28 can be found towards the end of the cul de sac on the left hand side.

### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: F



Approximate Gross Internal Area  
1456 sq ft / 135.3 sq m



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



**27 Pine Dean, Great Bookham, Surrey,  
KT23 4BT**

An extremely well presented 4 bedroom detached home offering a delightful southerly aspect rear garden situated in a highly regarded cul de sac within walking distance of Bookham village.

**THE PROPERTY**

Originally constructed in 1984 this desirable residence provides light, bright and stylish accommodation. Currently this consists of a cloakroom, generous size living room with sliding patio doors opening out onto the beautifully maintained rear garden, separate dining room and study plus a well appointed kitchen. To the first floor there are then 4 bedrooms, master with ensuite shower room in addition to the family bathroom. The property itself is approached via its own driveway providing some off street parking which in turn leads to a tandem length garage. There are well maintained gardens to both front and rear with the latter offering a wide paved sun terrace with steps to an excellent expanse of lawn screened via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 66.7ft x 37.8ft (20.3m x 11.5m) and benefits from a lovely sunny southerly aspect.



**SITUATION**

The property is located in a sought after cul de sac just under ¼ from Bookham village centre which offers an excellent range of local shops to include 2 small supermarkets, post office, doctors and dentist surgery, a library and a number of other independent retailers. Bookham Train Station is just under a mile away and provides a commuter service into London Waterloo and Victoria. Also a similar distance is Great Bookham Common with its delightful walks and countryside views. The M25 can be reached on the outskirts of Leatherhead junction 9 giving good motorway access to both Gatwick and Heathrow airports. Also within easy reach are excellent schools both in the state and private sector.

