



# HENSHAWS



**Kintore, 5 Crabtree Close, Bookham, ,  
Surrey, KT23 4PQ**

**£624,950 Freehold**

### Directions

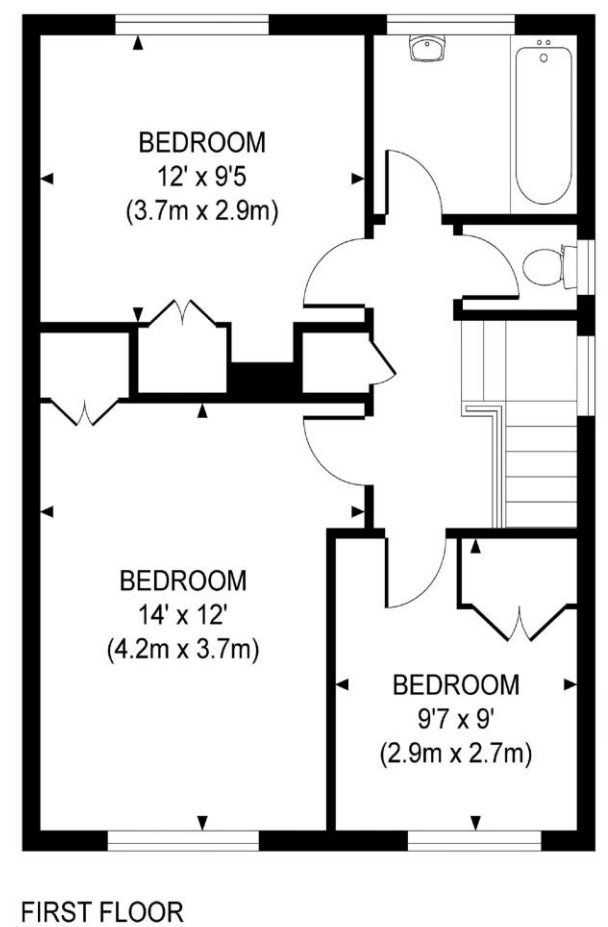
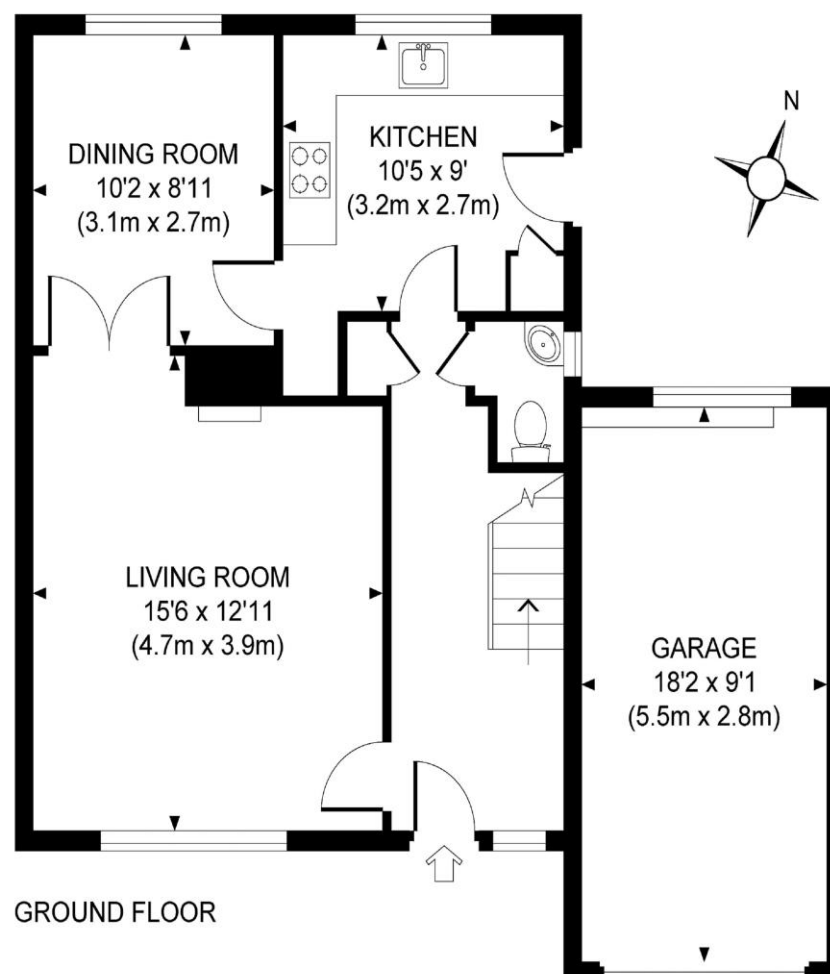
From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead road. At the second set of traffic lights turn right onto Crabtree Lane, proceed along taking the first turning on your left hand side into Crabtree Close and number 5 can be found 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  
1192 sq ft / 110.8 sq m



**Bookham Office**  
Rayleigh House  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84   E	50   E

Ref: 05.24.3613

[www.henshaws.net](http://www.henshaws.net)

**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.

**Kintore, 5 Crabtree Close, Bookham, Surrey, KT23 4PQ.**

A well cared for 3 bedroom detached home offering a secluded rear garden and situated in a popular cul de sac location. NO ONWARD CHAIN.

**THE PROPERTY**

'Kintore' was originally constructed in 1971 and provides well-proportioned accommodation to both ground and first floor. The former offers a cloakroom, a good size lounge leading through to a separate dining room which in turn leads through to kitchen incorporating a good range of matching eye and base level units together with ample work surfaces. To the first floor there are then 3 bedrooms and a family bathroom with a separate wc. The property itself is approached via its own driveway providing a good amount of off street parking which then leads to the attached garage. The rear garden has been well maintained offering a sun terrace leading onto a good expanse of lawn which is screened to all sides by mature trees, flowers and shrub beds. In total the garden extends 30ft x 58ft (9.4m x 17.8m).



**SITUATION**

The property is located in a quiet cul de sac within easy reach of Bookham village centre which provides an excellent range of local amenities to include a supermarket, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is just over a mile away and offers a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. There are excellent schools in the area both within the state and private sector including the well renowned Howard of Effingham secondary school.

