



10c Murrells Walk, Great Bookham,
Surrey, KT23 3LP

£935,000 Freehold

Directions

From our office in Great Bookham, proceed to the bottom of the high street. Go straight over the crossroads onto Church Road and turn second right onto The Park. Turn right into Park Way then right again onto Murrells Walk. The access to 10c can be found on the left-hand side via a shared driveway.

Local Authority

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



Approximate Gross Internal Area 1823 sq ft – 169 sq m
Ground Floor Area 1604 sq ft – 149 sq m
Outbuilding Area 219 sq ft – 20 sq m



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		
		62 B	87 B

Ref: 3/24/4020

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**10c Murrells Walk, Great Bookham, Surrey,
KT23 3LP**

A very attractive 3 bedroom bungalow that has been lovingly refurbished by the current owners to a high standard and offers a landscaped, artificially lawned rear garden.

THE PROPERTY

Originally constructed in 2003 the current owners have in the last 2 years completed a modernisation project to include installing a new kitchen and layout, Amtico flooring, redecoration, new boiler and consumer unit. As a result of the above the hallway now invites you through glass double doors into the triple aspect lounge with doors leading out to sun terrace and gardens. The open plan dining area and kitchen boast gorgeous features such as flooring shelving and generous worktop space. The 3 bedrooms are all of good size, 2 with built in wardrobes, master with en suite shower room plus family bathroom. Another feature is the large boarded loft which subject to P/P could create further bedrooms and en suite facilities. The private driveway provides ample parking which in turn leads to the double garage with electronic doors. In total the garden extends to 60ft x 36ft (18m x 11m) and the whole property always has a feature area to reap the benefits of the sun's positioning. It's well worth viewing to further understand all that this property has to offer.



SITUATION

The property is located in a private close in the sought after Eastwick area close to the popular Eastwick Infant and Junior School, and about ½ mile from Bookham Village centre which offers a comprehensive range of amenities to include 2 supermarkets, a post office, doctors and dentist surgeries, and a number of other independent retailers. Bookham train station is about ½ mile walk and Great Bookham common which is National Trust owned is also within easy reach, providing some delightful walks and countryside. The M25 can be reached at junction 9 Leatherhead, giving good access to both Heathrow and Gatwick airports. Also in the area are excellent schools both in the state and private sector.

