



HENSHAWS



11 Hilltop Rise, Great Bookham,
Surrey, KT23 4DB

£674,950 Freehold

Directions

From our office in Great Bookham proceed to top of the High Street turning right onto the A246 Leatherhead Road. At the traffic lights turn right into Crabtree Lane taking the 3rd turning on your left hand side into Halepit Road and then first left into Hilltop Rise whereby number 11 can be found just around the corner on your left hand side.

Local Authority

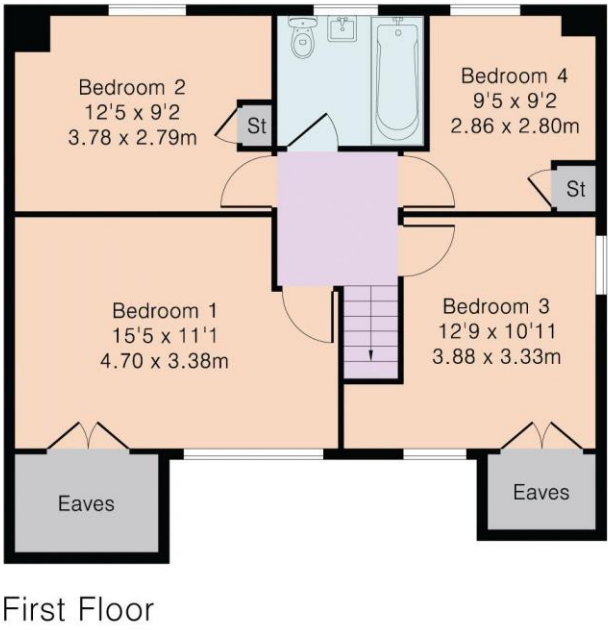
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



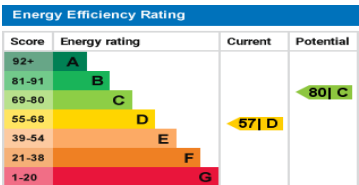
Approximate Gross Internal Area 1527 sq ft - 142 sq m

Ground Floor Area 945 sq ft – 88 sq m

First Floor Area 582 sq ft – 54 sq m



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Ref: 11/24/4101

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.

**11 Hilltop Rise, Great Bookham, Surrey,
KT23 4DB**

A good size four bedroom detached home offering a well maintained rear garden and situated in a popular cul de sac offering easy access to Bookham village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1969 this well proportioned family home provides generous accommodation to both ground and first floor. The former consists of a fully enclosed entrance vestibule, cloakroom, dual aspect living room leading through to the conservatory enjoying a pleasant aspect overlooking the well maintained rear garden. In addition there is an excellent size kitchen dining room with the former providing a range of matching eye and base level units together with ample work surfaces. To the first floor there are then 4 bedrooms all with built-in storage and a family bathroom. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to an attached double garage. Side gated access then leads to the rear garden which incorporates a wide paved sun terrace opening out onto an expanse of lawn screened to all sides via mature trees. In total the garden extends to 32ft x 45.8ft (9.7m x 14m)



SITUATION

The property is located in a popular cul de sac within easy reach of Bookham village centre which offers an excellent range of local shops to include two supermarkets, doctors and dentist surgeries, a post office, a library and a number of other independent retailers. Bookham train station is also within easy reach and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

