



10 Durlleston Park Drive, Great Bookham,
Surrey, KT23 4AJ

£1,100,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the high street turning left onto the A246 in the direction of Leatherhead. At the traffic lights turn left into Eastwick Road and after a few hundred yards turn right into Keswick Road. Durlleston Park Drive will be found 2nd on your left and the property can be found a few hundred yards along on the right hand side

Local Authority

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

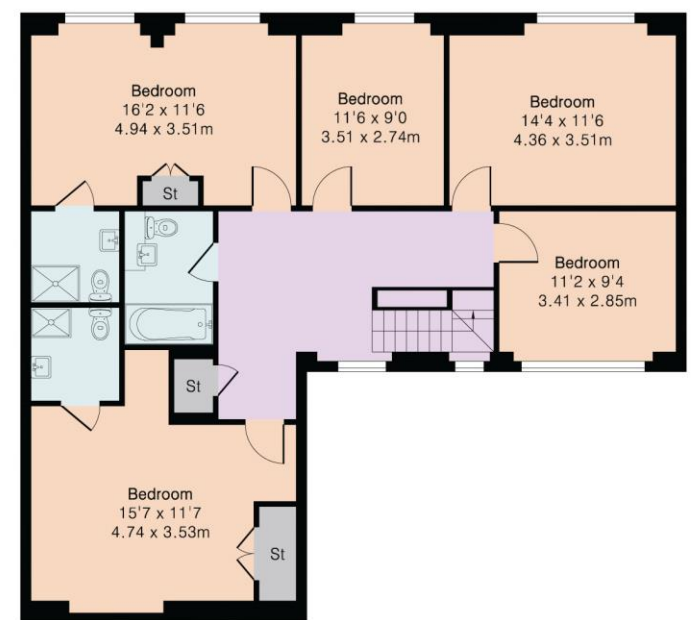


Approximate Gross Internal Area 2001 sq ft - 186 sq m (Including Garage)

Ground Floor Area 868 sq ft – 81 sq m
First Floor Area 1133 sq ft – 105 sq m
Garage Area 260 sq ft – 24 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		

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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.

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A well maintained 5 bedroom detached house offering an excellent size southerly aspect rear garden situated in a extremely popular tree lined residential road, located within easy reach of the village centre.

THE PROPERTY

Originally constructed in the 1970's this popular style home offers well-proportioned accommodation to both ground and first floor as well as, in our opinion good potential to further enlarge subject to the usual planning consents. Currently the accommodation consists of a cloakroom, a generous size L-shaped lounge/dining room, spacious kitchen/breakfast room incorporating a breakfast bar and space for a good size dining table. In addition there is also a separate utility room. To the first floor there are 5 bedrooms, master and guest bedroom with en-suite shower rooms in addition to the family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to an integral double garage. A particular feature of this lovely family home is the rear garden which incorporates a large sun terrace leading onto an excellent expanse of lawn screened to all sides via mature trees. In total the garden extends to 65ft x 49ft (19.8m x 15m) and benefits from a sunny southerly aspect.



SITUATION

The property is located approximately 1/2 a mile from Bookham village centre which provides an excellent range of shops and amenities including 2 supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Bookham train station is just over a mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is some delightful countryside much of which is National Trust owned. Also within easy reach are excellent schools both in the state and private sector to include Eastwick Junior school and the Howard of Effingham senior school.

