





MURRELLS WALK

GREAT BOOKHAM, KT23 3LP

A Spacious Family House with Generous Garden

Situated Close to Village and Local Amenities

The Howard of Effingham School Catchment

Three Good Size Bedrooms

Family Bathroom • Entrance Hall

Cloakroom • Dining Room

Double Aspect Lounge • Fitted Kitchen

No Ongoing Chain

Potential to Extend, Subject To Usual Consents

Sealed Unit Double Glazed Windows

Gas Central Heating to Radiators

Garage • Secluded Rear Garden



AN ATTRACTIVE FAMILY HOUSE situated in a highly convenient and favoured location within walking distance of Bookham village and the station and within The Howard of Effingham School catchment as well as being close to Eastwick Infant & Junior schools. The property offers 3 good size bedrooms, double aspect lounge, dining room and separate kitchen and benefits from sealed unit double glazed windows and gas central heating to radiators. Outside there is a private driveway, garage, covered side area and generous secluded garden with ample potential to extend/enlarge, if desired, subject to the usual planning consents. Further details with approximate room sizes is as follows.

GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed front door

ENTRANCE HALL

radiator & radiator cover, smoke detector, heating thermostat control, wooden floor, built in coats cupboard, under stairs storage cupboard, gas & electric meters, consumer unit, door to:

CLOAKROOM

white suite comprising low level w.c., wash hand basin, vinyl floor, wall mounted Worcester gas fired boiler for central heating and domestic hot water, obscure sealed unit double glazed window.

LOUNGE 17'10" × 10'11" (5.44m × 3.33m)

double aspect, two radiators, wall light points, sealed unit double glazed window, double glazed sliding patio doors to garden.

DINING ROOM 10'11" × 10'2" (3.33m × 3.10m)

radiator, sealed unit double glazed window, wooden floor.

FITTED KITCHEN 10'10" × 9'4" (3.30m × 2.85m)

comprising a range of shaker style wall and floor units having stainless steel bar handles with contrasting work surfaces, inset single drainer stainless steel sink unit, mixer tap, built in stainless steel double oven, inset ceramic hob, stainless steel splashback, stainless steel extractor/light above, part tiled walls, concealed lighting, vinyl floor, recess housing free standing stainless steel Logik fridge/freezer.

FIRST FLOOR

FIRST FLOOR LANDING

two sealed unit double glazed windows, access to loft, built in airing cupboard housing lagged hot water cylinder with immersion heater, programmer control.

BEDROOM 1 17'10" × 10'11" (5.44m × 3.33m)

double aspect, radiator, recessed ceiling lights, two sealed unit double glazed windows, freestanding triple wardrobe.

BEDROOM 2 10'11" × 10'10" (3.33m × 3.30m)

radiator, recessed ceiling lights, sealed unit double glazed windows.

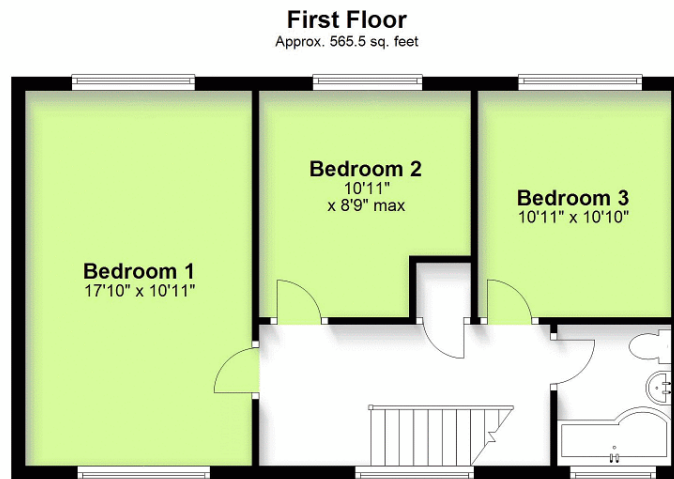
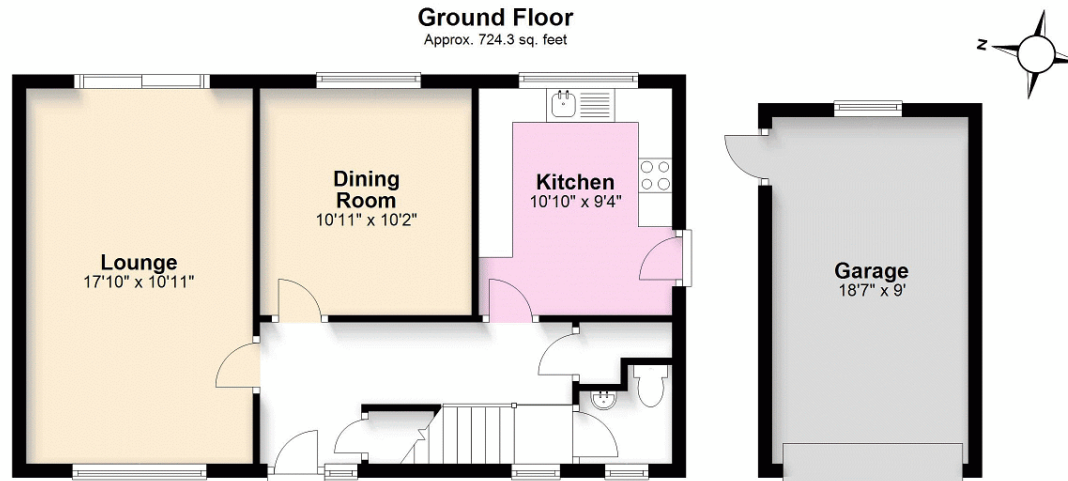
BEDROOM 3 10'11" × 8'9" (3.33m × 2.67m)

max, radiator, sealed unit double glazed window.

FAMILY BATHROOM

white suite comprising panel bath with mixer tap, Aqualisa thermostatic shower unit, glazed shower screen, low level w.c., pedestal wash hand basin, mixer tap, fully tiled walls, chrome heated towel rail, obscure sealed unit double glazed window, mirror door medicine cabinet, recessed ceiling lights.





Total area: approx. 1289.8 sq. feet

OUTSIDE

COVERED SIDE PASSAGE

pedestrian gate to front, access to garage.

GARAGE 18'7" x 9' (5.66m x 2.74m)

up and over door, light and power, personnel door to side, freestanding washing machine, dishwasher, fridge, freezer.

DRIVEWAY

blocked paved hard surface driveway leading to garage.

FRONT GARDEN

mainly laid to lawn with a variety of shrubs, plants and evergreens.

SECLUDED REAR GARDEN

mainly laid to lawn extending to approximately 65ft in depth with paved patio and footpaths. Timber garden shed, green house and timber deck. The garden is enclosed by 1.8m panel fence, conifers and evergreens providing seclusion and enjoys a delightful south easterly facing aspect.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council.

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	82
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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