



**7 Murrells Walk, Great Bookham,  
Surrey KT23 3LP**

**£800,000 Freehold**

## Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right at the crossroads into Lower Road and 2<sup>nd</sup> left into Eastwick Park Avenue. After a few hundred yards turn left into Greenacres follow the road round and Murrells Walk will be found on your left hand side with number 7 to be found half way down on the left hand side.

## Local Authority

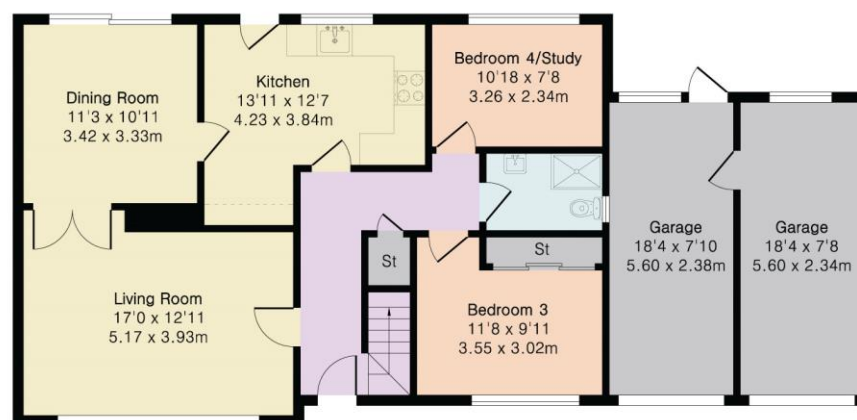
Mole Valley District Council Tel: 01306 885001  
Council Tax Band: G

**Approximate Gross Internal Area 1472 sq ft - 137 sq m  
(Excluding Garage)**

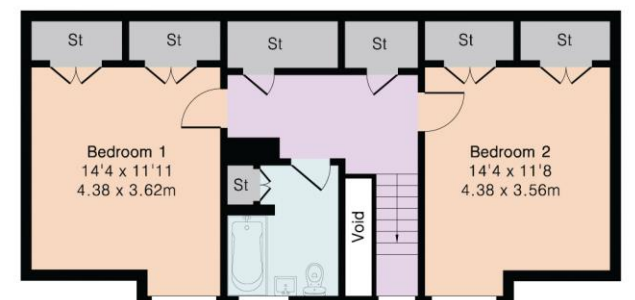
Ground Floor Area 867 sq ft – 81 sq m

First Floor Area 605 sq ft – 56 sq m

Garage Area 292 sq ft – 27 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		

**Bookham Office**  
Rayleigh House  
32 High Street  
Great Bookham  
Tel: 01372 450255  
Email: [bookhamoffice@henshaws.net](mailto:bookhamoffice@henshaws.net)

Ref: 4218

[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.



**7 Murrells Walk, Great Bookham, Surrey  
KT23 3LP**

An extremely well cared for 4 bedroom detached chalet style home offering a lovely sunny westerly rear garden and situated in a highly desirable residential road. NO ONWARD CHAIN.

**THE PROPERTY**

Originally constructed in the 1960s this versatile property which in our opinion provides light, bright and well proportioned accommodation throughout has also been updated in a number of areas to include the kitchen / breakfast room, ground floor shower room and first floor family bathroom. Currently this accommodation consists of a generous size living room, separate dining room, well appointed kitchen / breakfast room with matching eye and base level units, two ground floor bedrooms and a modern shower room. To the first floor there are then two double bedrooms both with built in wardrobes and a modern family bath/shower room. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to two attached single garages. Side gated access then leads to the lovely rear garden offering a wide paved sun terrace opening out onto an excellent expanse of lawn screened to all sides by mature shrubs and trees. In total the garden extends 58ft x 58ft (17.8m x 17.8m) and benefits from a sunny westerly aspect.



**SITUATION**

The property is located in a popular residential road approximately ½ mile from Bookham village centre which offers a comprehensive range of amenities to include two supermarkets, doctors and dentist surgeries, a post office, a library and a number of other independent retailers. Bookham train station is a 10 minute walk away and Bookham Common is also within easy reach providing some delightful walks and countryside. The M25 can be reached at junction 9 Leatherhead and gives good motorway access to both Heathrow and Gatwick airports. Also withing easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school.

