





DURLESTON PARK DRIVE

GREAT BOOKHAM, KT23 4AJ

**A Spacious Detached Family Home
Located Within Walking Distance of
Bookham High Street**

**Within The Howard of Effingham School
Catchment**

First Time on Market Since New

**Four Double Bedrooms • Family Bathroom
Spacious Landing & Reception Hall
Cloakroom • Double Aspect Lounge
Dining Room
16'8 ft Kitchen/Breakfast Room
Double Garage • Double Width Driveway
Large Paved Patio • Secluded Garden**

A SPACIOUS DETACHED FAMILY HOME situated in a sought after residential road about three quarters of a mile from Bookham High Street and within walking distance of Eastwick Infant & Junior schools as well as being within The Howard of Effingham school catchment. Bookham High Street offers an excellent selection of local shops and is about a 15 minute walk via a footpath accessible at the end of Pine Dean. The property provides spacious accommodation with a large welcoming reception hall, double aspect lounge, separate dining room, 16 ft kitchen/breakfast room and a spacious first floor landing together with 4 double bedrooms. If desired, there is potential to extend the property or convert the double garage, subject to the usual planning consents. Outside the property is set well back from the road with a large driveway providing ample off street parking and the rear garden is secluded with evergreens, conifers and yew tree. First time on the market since 1972, an inspection is thoroughly recommended.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed front door to:

Double glazed entrance door to:

RECEPTION HALL 12'1" × 8'9" (3.68m × 2.67m)

radiator & radiator shelf, heating thermostat control, under stairs storage cupboard, parquet flooring under carpet, door to:

CLOAKROOM

white suite comprising low level w.c., wash hand basin, tiled splashback.

LOUNGE 19'10" × 11' (6.05m × 3.35m)

double aspect, stone fireplace with stone mantel & hearth, display shelf, two radiators, parquet flooring under carpet, secondary double glazed window, double glazed sliding patio doors opening onto the patio.

DINING ROOM 12'1" × 10'8" (3.68m × 3.25m)

radiator, serving hatch to kitchen, parquet flooring under carpet.

KITCHEN/BREAKFAST ROOM 16'8" × 8'10" (5.08m × 2.69m)

fitted with an excellent range of wall and floor units with contrasting work surfaces, inset one and a half bowl single drainer stainless steel sink unit, mixer tap, built in eye level stainless steel double oven and grill, inset 4 ring ceramic hob, stainless steel chimney/extractor above, integrated dishwasher, plumbing and space for washing machine, integrated fridge/freezer, part tiled walls, tiled floor, space for breakfast table, radiator, wall mounted Worcester Greenstar gas fired boiler for central heating and domestic hot water, door to outside.

FIRST FLOOR

LANDING 15'7" × 8'9" (4.75m × 2.67m)

radiator & radiator shelf, built in airing cupboard housing lagged hot water cylinder, slatted shelves, access to partly boarded loft with light via sliding ladder, door to:

PRINCIPAL BEDROOM 14'5" × 10'10" (4.39m × 3.30m)

rear aspect, radiator

BEDROOM 2 11' × 8'8" (3.35m × 2.64m)

front aspect, radiator

BEDROOM 3 10'10" × 8'11" (3.30m × 2.72m)

rear aspect, radiator

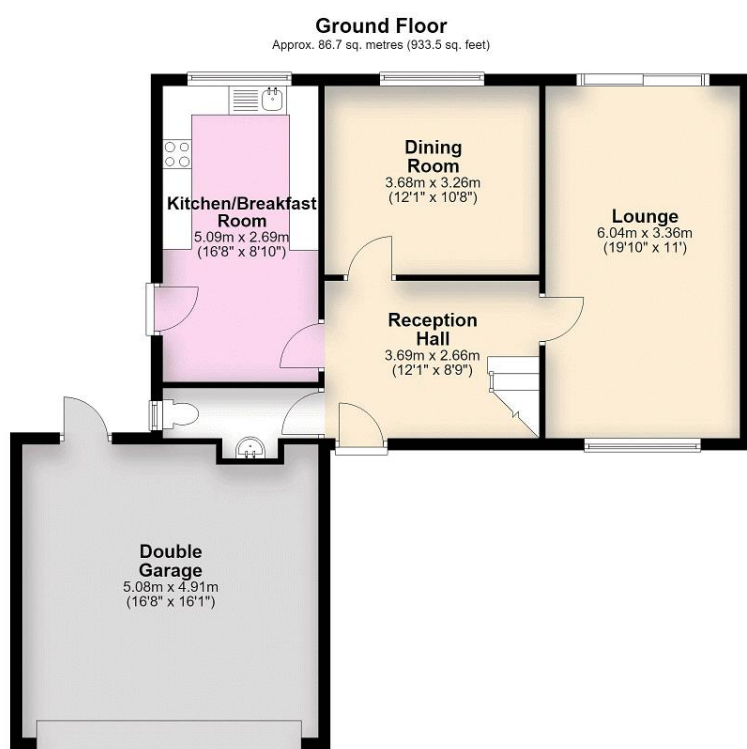
BEDROOM 4 10'10" × 8'11" (3.30m × 2.72m)

rear aspect, radiator

FULLY TILED FAMILY BATHROOM

white suite comprising panel bath, mixer tap and shower attachment, low level w.c., pedestal wash hand basin, mixer tap, radiator/ chrome towel rail, mirror door medicine cabinet, shaver point.





Total area: approx. 147.8 sq. metres (1590.5 sq. feet)

OUTSIDE

DOUBLE GARAGE 16'8" x 16'1" (5.08m x 4.90m)

light and power, gas and electric meters, up and over door.

FRONT GARDEN

mainly laid to lawn with evergreen hedge, double width tarmac driveway provides ample off street parking with shrubs and evergreens to the side allowing potential to increase the size of the driveway further, if desired. Side access leads to a secluded patio area and to the rear garden. N.B. There is also an area of land to the side which is not in the ownership of the property but the house has used over the years.

SECLUDED REAR GARDEN

mainly laid to lawn with full width paved patio and predominantly enclosed by 1.8m high panel fencing with concrete posts and gravel boards. The garden enjoys a secluded aspect and there are established evergreens and conifers.

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

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

Note 3 - Council Tax Band G - Mole Valley District Council.

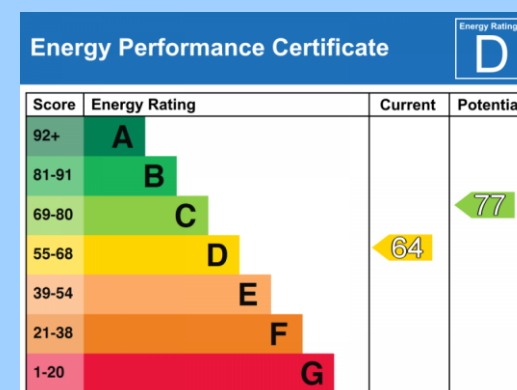
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THROUGH THE VENDORS AGENTS HUGGINS
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