



**55 Durlleston Park Drive, Bookham,
Surrey, KT23 4AJ**

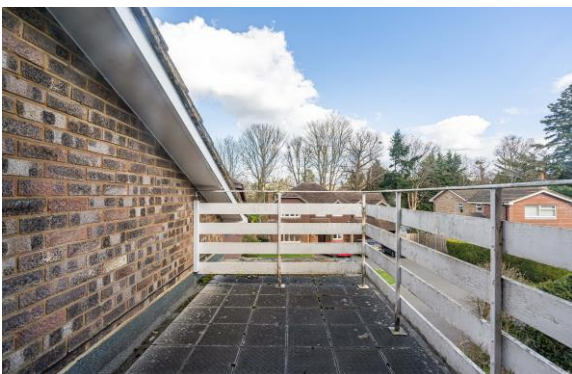
£825,000 Freehold

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 can be found 2nd on your left and the property can be found towards the end of the cul de sac on your left hand side.

Local Authority

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

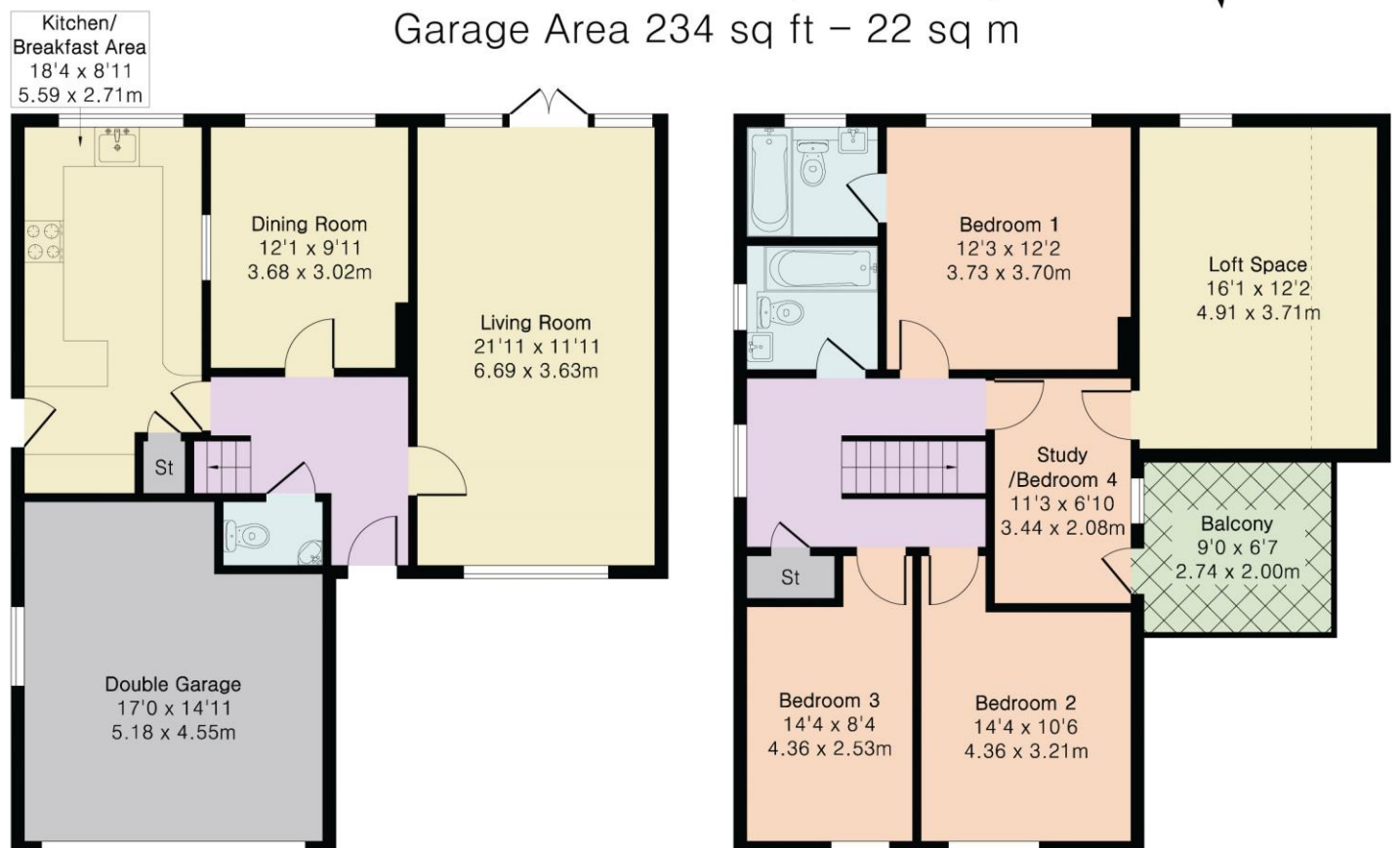


**Approximate Gross Internal Area 1543 sq ft - 143 sq m
(Excluding Garage)**

Ground Floor Area 657 sq ft – 61 sq m

First Floor Area 886 sq ft – 82 sq m

Garage Area 234 sq ft – 22 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	63	72
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient – higher running costs		
England & Wales EU Directive 2002/91/EC		

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 4246

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.

**55 Durlleston Park Drive, Bookham, Surrey,
KT23 4AJ**

A well cared for 4 bedroom detached home offering an excellent size rear garden situated in a popular cul de sac within easy reach of the village centre.

THE PROPERTY

Originally constructed in the 1970s this popular style of property does in our opinion provide well proportioned accommodation to both ground and first floor as well as good potential to further enlarge subject to the usual planning consents. On the ground floor this consists of dual aspect living room, separate dining room, a kitchen/breakfast room providing a good range of matching eye and base level units together with enjoying a pleasant aspect overlooking the well maintained rear garden. To the first floor there are 4 bedrooms, master with an en-suite bathroom in addition to the family bathroom. Other benefits also include a private balcony and large loft space ideal for conversion. The property itself is approached via a tarmacadam driveway giving a good amount of off street parking which in turn leads to an attached garage. A particular feature of this lovely family home is the excellent size rear garden providing a wide paved patio opening out onto a good expanse of lawn screened via mature trees and hedging. In total the garden extends 65ft x 43ft (19m x 13m).



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, 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.

