



10 Lime Tree Close, Bookham,
Surrey, KT23 3PJ

Guide Price £950,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the high street proceeding straight over the crossroads which becomes Church Road. Proceed along taking the 4th turning on your left hand side into Lime Tree Close and number 10 can be found towards the back of the cul de sac.

Local Authority

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



Approximate Gross Internal Area 1561 sq ft - 145 sq m
(Excluding Garage & Outbuilding)

Garage Area 323 sq ft – 30 sq m
Outbuilding Area 92 sq ft – 9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		

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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.

**10 Lime Tree Close, Bookham, Surrey
KT23 3PJ**

A highly sought after 2/3 bedroom detached bungalow offering an extremely generous size 0.25 of an acre plot situated in a popular cul de sac location. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1980s this lovely bungalow does in our opinion provide excellent accommodation as well as further potential to enlarge subject to the usual planning consents. Currently this consists of an entrance hall, 2 double bedrooms both with built-in wardrobes, master benefitting from an en-suite shower room in addition to the family bathroom. The third bedroom is currently used as a study but could be easily reconfigured if so required. The living room is also of good size which in turn leads through to a large conservatory enjoying a pleasant aspect overlooking the lovely rear garden. Completing the accommodation is the kitchen/dining room with the former incorporating a good range of matching eye and base level units together with ample work surfaces and space for a dining table. The property itself is approached via its own block pavia driveway providing a substantial amount of off street parking which in turn leads to a double garage with additional covered parking space adjacent. The gardens which surround the property are truly delightful with the rear providing a wide paved sun terrace leading on to an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds, mature hedging and trees. In addition there is also a further paved area to the side providing excellent width to the property. In total the rear garden extends to 80ft x 64ft (24m x 19.5m).



SITUATION

The property is located in a highly sought after cul de sac approximately ½ of a mile from Bookham Village centre which offers an excellent range of local shops including 2 small supermarkets, doctors and dentist surgeries, a library, greengrocers, butchers and a family owned fishmongers. Great Bookham station is just under ¼ a mile away and offering a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach is Great Bookham Common which provides variety of walks, countryside and views.

