



Crabtree Lane, Leatherhead

The **PERSONAL** Agent

Guide Price £880,000

Freehold

- No ongoing chain
- Three double bedrooms
- Detached chalet style house
- Large frontage with ample parking
- Double integrated garage
- Ensuite & main bathroom
- Spacious kitchen/diner
- 16ft x 15ft Living room
- Generous study/family room
- Downstairs cloakroom

Set in a superb position within a few hundred meters of open fields and glorious countryside, this impressive modern home is offered for sale with no ongoing chain and should be viewed first hand to be fully appreciated.

Presented to the market in very good condition, this flexible and well designed home features three generously proportioned bedrooms, two bathrooms, a nicely proportioned kitchen/diner that is the heart of the home, living room with door to the garden, family room/study which could easily be utilised as the fourth bedroom and a downstairs W.C. There is a good sized frontage with a large carriage block paved driveway and a smart integrated double garage.

The outside space also works perfectly with a low maintenance rear garden that benefits from a secluded aspect and a patio terrace. There is a lockable gate that provides access to the front which enjoys smart landscaping with shrub borders.



The house is perfect for a growing family due to the flexible nature of its accommodation and is ideally located for local schooling, be it Primary or Secondary.

However, the property would also be just as suited to a professional couple who can potentially grow into the home due to its numerous stand out features and exceptional position, or even a discerning downsizer who might require less rooms than they currently have without feeling like they are compromising on quality, size and location.

In short, this fine home really does deliver on every level.

Tucked away towards the end of Crabtree Lane which is a quiet no through road, located just off the Leatherhead Road and close to open fields and rolling countryside, Bookham Village centre is also only 0.60 miles away.

The village offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, a small supermarket and several delicatessens and coffee shops. There is also a post office, a library and doctors and dental surgeries. There are a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/Guildford/Leatherhead are available from Bookham Station which is just 1.6 miles away.

Tenure - Freehold
Council tax band - E







Crabtree Lane, Great Bookham, Leatherhead
 Total Area: 160.7 m² ... 1730 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

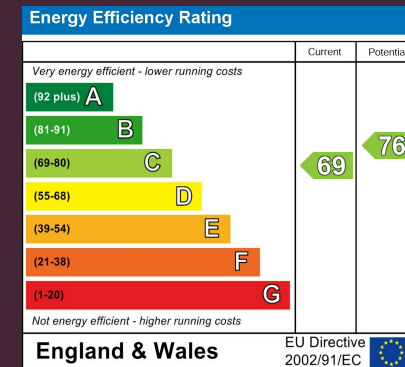
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