



**Price**

**£1,250,000**

**Freehold**

5x  4x  1x 

**Crabtree Lane,  
Bookham, Leatherhead,  
Surrey, KT23**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Fantastic open plan living with bi-fold doors to rear garden
- Garage and off-road parking
- Benefits from having new build warranty in place for further 4 years
- Popular location with highly rated schools close by
- Exceptional energy efficiency throughout, solar panels

## Accommodation

### GROUND FLOOR

Lounge: 13'4 x 12'10 (4.07m x 3.91m)  
 Kitchen: 22'5 x 10'8 (6.84m x 3.25m)  
 Bedroom 4: 10'5 x 8'10 (3.18m x 2.69m)  
 En-Suite Shower Room  
 Study/Bedroom 5: 10'10 x 9'5 (3.30m x 2.87m)  
 Utility Room: 6'5 x 6'0 (1.96m x 1.83m)  
 Cloakroom

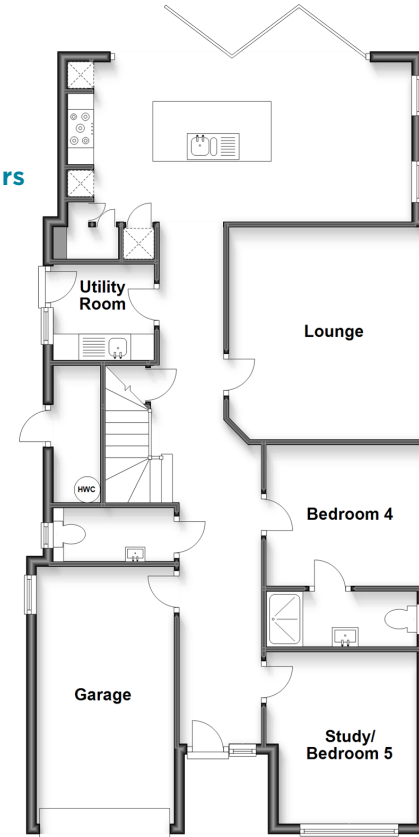
### FIRST FLOOR

Landing  
 Bedroom 1: 16'10 x 13'7 (5.13m x 4.14m)  
 En-Suite Shower Room  
 Bedroom 2: 12'7 x 11'0 (3.84m x 3.36m)  
 En-Suite Shower Room  
 Bedroom 3: 11'7 x 9'9 (3.53m x 2.97m)  
 Bathroom

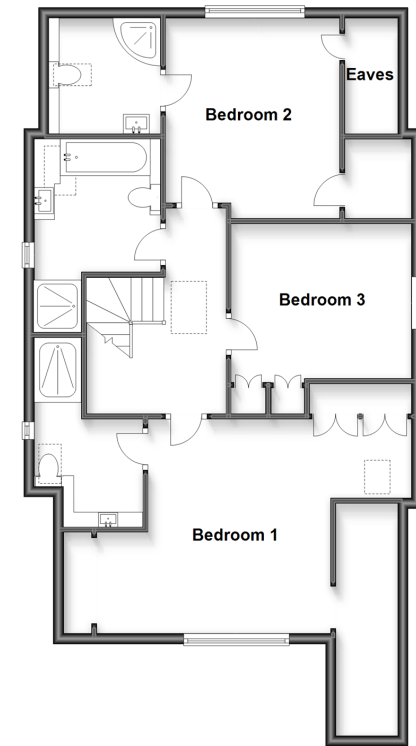
### OUTSIDE

Front & Rear Gardens  
 Garage  
 Off-Road Parking

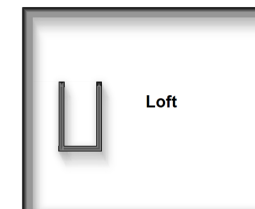
**Ground Floor**  
 Approx. 101.0 sq. metres (1087.3 sq. feet)



**First Floor**  
 Approx. 83.8 sq. metres (902.4 sq. feet)



**Loft**  
 Approx. 16.3 sq. metres (175.0 sq. feet)



**Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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