



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

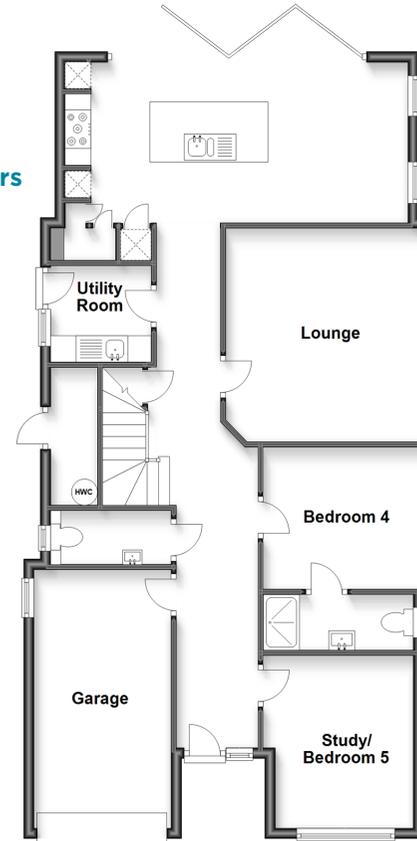
FIRST FLOOR

- 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

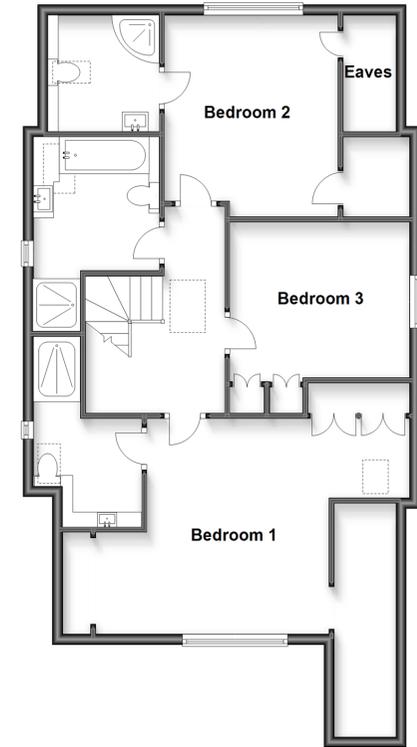
OUTSIDE

- Front & Rear Gardens
- Garage
- Off-Road Parking

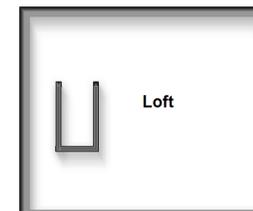
Ground Floor
Approx. 101.0 sq. metres (1087.3 sq. feet)



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.

