



3 bed detached bungalow to buy in KT23

Childs Hall Drive, Great Bookham,
Leatherhead, Surrey, KT23 3QL

£650,000 Starting Bid

 x 3  x 2  x 1

Tenure

Freehold

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ CLOAKROOM
- ✓ 3 BEDROOMS
- ✓ FAMILY BATHROOM
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Originally constructed in the 1986, this desirable residence does in our opinion provides well-proportioned accommodation throughout.

Currently this consists of a cloakroom, spacious triple aspect lounge / dining room with patio doors opening out onto the rear garden, separate kitchen with a good range of matching eye and base level units, 3 bedrooms, master benefitting from an ensuite bathroom in addition to the family bathroom. To the front there is then off street parking for 2 vehicles which in turn leads to a detached garage.

The rear garden is of good size providing excellent width to the plot and offering a paved sun terrace, good expanse of lawn, arbour area, summer house, green house and a garden shed. In total the garden extends to approx. 43ft x 73ft (13m x 22m).

It should be noted that the neighboring has right of way across part of the driveway, which is owned by this property, and has a share of maintenance of costs. There is a culvert running adjacent to the boundary of the property - the owner of this property is obliged to keep this clear of debris.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £650,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

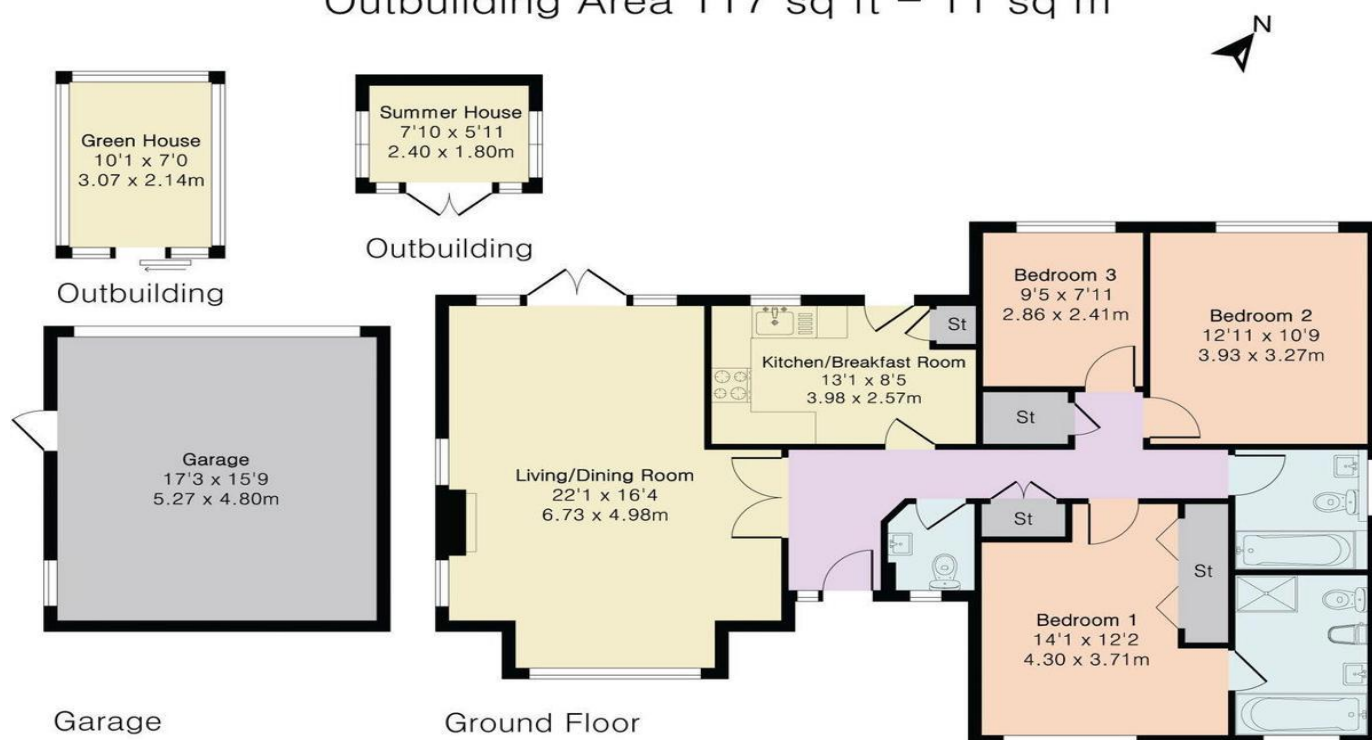
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approximate Gross Internal Area 1097 sq ft - 102 sq m (Excluding Garage & Outbuilding)

Garage Area 272 sq ft – 25 sq m

Outbuilding Area 117 sq ft – 11 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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