



60 Strathcona Avenue, Little Bookham, Surrey, KT23 4HR

Asking Price £675,000





- EXTENDED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- FAMILY BATHROOM & ENSUITE
- DRIVEWAY PARKING
- EASY REACH OF HOWARD OF EFFINGHAM
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- GOOD SIZED REAR GARDEN
- GARAGE / STORE
- 2.5 MILES TO EFFINGHAM JUNCTION



## Description

This well presented family home has been extended by the present owners to offer spacious accommodation including four bedrooms, two bathrooms, a kitchen breakfast room, two separate reception rooms and features a superb rear garden. The property is ideally situated for popular local schools.

As you walk through the front door you are welcomed into a light entrance hall with a small understairs storage cupboard. To the front of the property is a family room with a feature bay window while the heart of the home is to the rear of the house. There is a modern kitchen breakfast room with granite worktops, central island / breakfast bar with a wine cooler, range style cooker, integrated dishwasher and spaces for further appliances. Steps lead down to the bright and spacious dual aspect sitting dining room with French doors leading out to the garden. There is an inner hallway off the kitchen which leads to a downstairs wc, with a cupboard housing the combi boiler, and the integral garage.

Stairs rise to the first floor landing with the access trap to the loft space; which features a ladder, light and some boarding. The main bedroom is a good sized double room with fitted wardrobes and ensuite shower room. There are three further good sized bedrooms and a family bathroom.

To the front of the property is driveway parking for several vehicles and gated side access leading to the rear garden. The garden is a particular feature of the property and is a generous size with a maximum depth of 92' and maximum width of 68'. There is a patio adjoining the rear of the property, lawn, a garden shed and a decked seating area at the end of the garden to enjoy the afternoon and evening the sun.

## Situation

The property is located in a popular residential road just a few minutes walk of Effingham village shops which include a bakers, a butchers, a hardware store, a small convenience store and a hairdressers. The Howard of Effingham School and St Lawrence Primary are close to hand.

The National Trust owned Polesden Lacey is within walking distance and makes an ideal location for country pursuits.

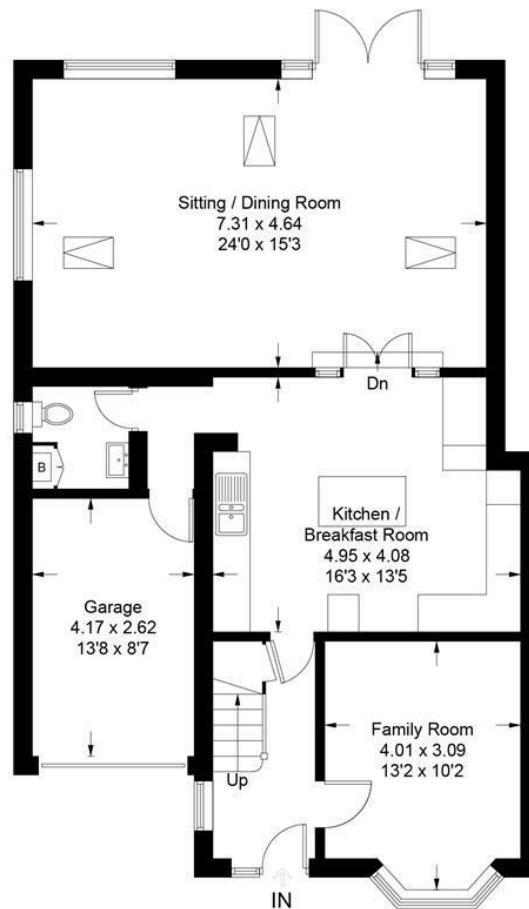
The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are four miles away and nine miles away respectively.

Further amenities include Effingham Golf Club, the popular Vineries Garden Centre and Norbury Park.

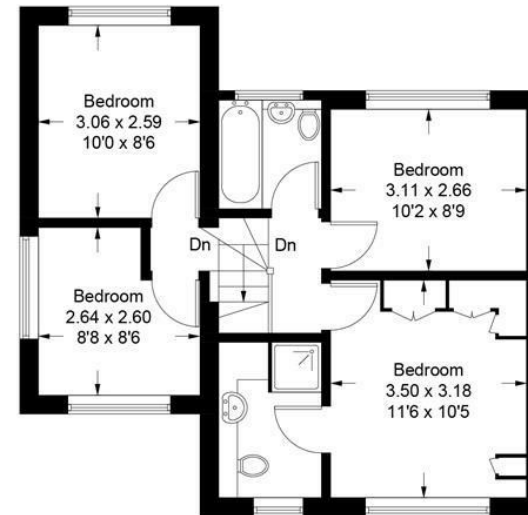
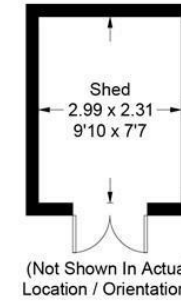
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	E



Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft  
 Shed = 6.9 sq m / 74 sq ft  
 Total = 146.4 sq m / 1575 sq ft  
 (Including Garage)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID978838)  
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