



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

Asking Price £755,000



- WELL PRESENTED FOUR BEDROOM FAMILY HOME

- SITTING ROOM & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM

- DELIGHTFUL WESTERLY ASPECT GARDEN
- WALK TO POLSEDEN LACEY

- FITTED KITCHEN/DINING ROOM

- PRINCIPLE BEDROOM WITH EN-SUITE
- GARAGE STORE AND DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- EASY REACH OF EXCELLENT SCHOOLS

Description

Nestling at the head of a cul-de-sac within easy reach of Polesden Lacey and The Howard of Effingham School is this well presented four bedroom family home offering well proportioned accommodation including a kitchen/dining room, en-suite to the principle bedroom and a delightful rear garden with a sunny westerly aspect.

The front door opens onto an entrance hall with a handy cloakroom and leads through to a good sized sitting room with a feature fireplace and conservatory off and doors onto the patio and garden. The kitchen/breakfast room features plenty of worktops, cupboards for storage, integrated appliances and plenty of space for a dining table and a further door onto the conservatory.

On the first floor the principal bedroom features an en-suite shower room and three further bedrooms are served by a family bathroom suite and separate w.c.

Outside the front of the property offers driveway parking leading to a garage store to the front and a utility store to the rear. Side access opens onto a delightful rear garden laid to lawn with a patio for al-fresco dining , mature hedge screening and a sunny westerly aspect.

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 , St Lawrence Primary and Manor House are close to hand. with further excellent schools within easy reach.

The National Trust owned Polesden Lacey is within walking distance and makes an ideal location for country pursuits including Horse Riding, cycling and walking.

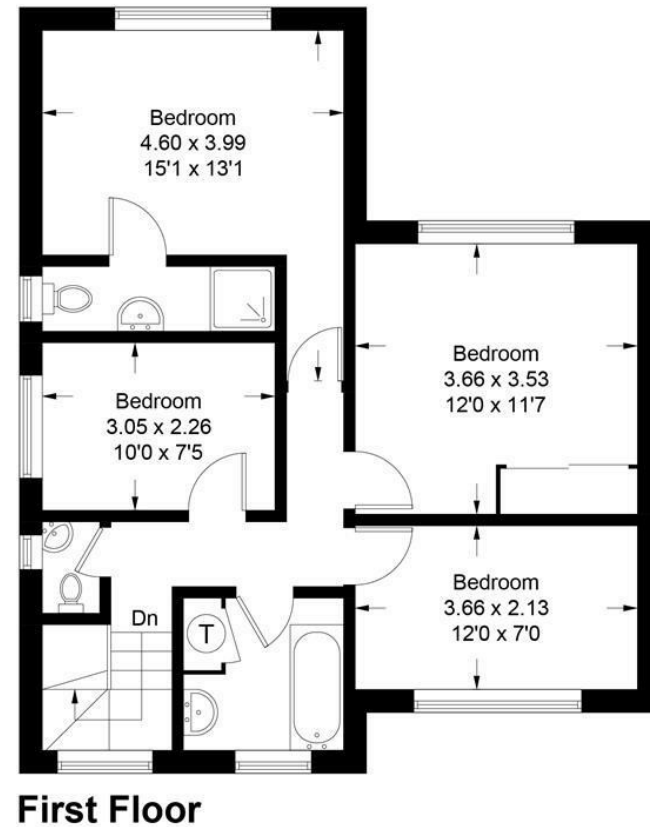
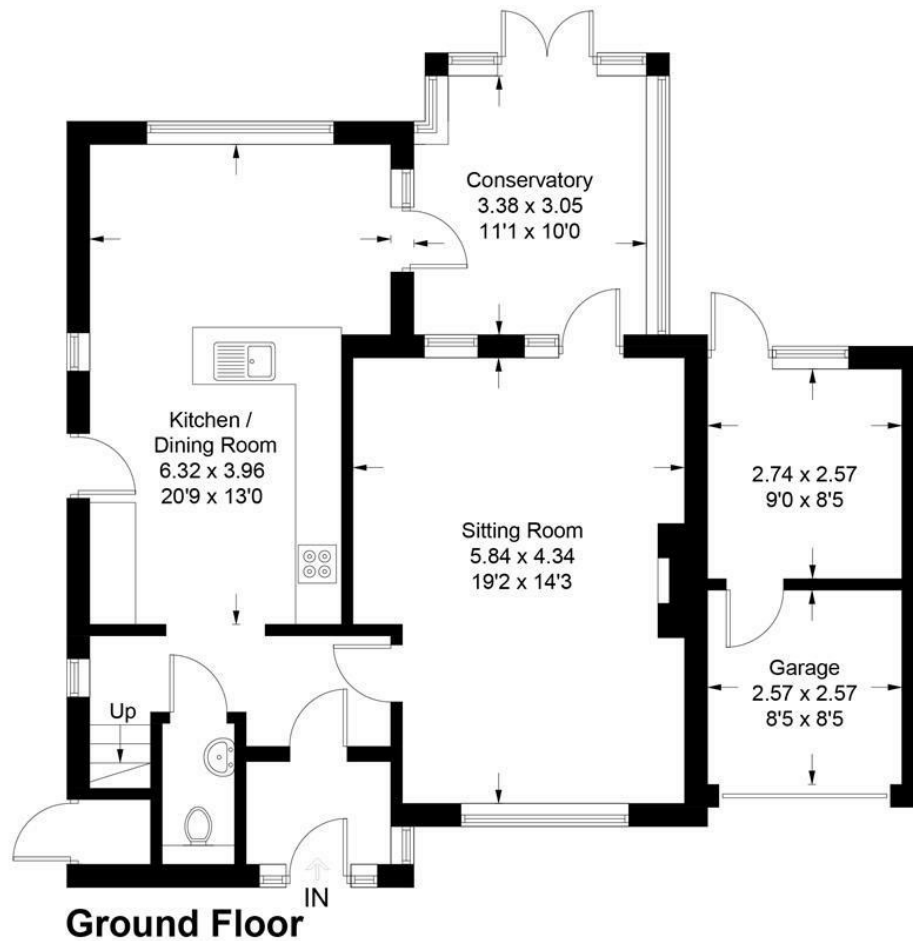
The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are four miles away and nine miles away respectively.

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

Tenure	Freehold
EPC	E
Council Tax Band	F



Approximate Gross Internal Area = 131 sq m / 1410 sq ft
Outbuildings = 14.8 sq m / 159 sq ft
Total = 145.8 sq m / 1569 sq ft



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. (ID1082513)
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