



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

Asking Price £749,950



- EXTENDED AND MODERNISED
- OVERLOOKING FIELDS
- OPEN PLAN KITCHEN DINING FAMILY SPACE
- LUXURY MODERN BATHROOM
- DRIVEWAY PARKING & GARAGE
- DETACHED FAMILY HOME
- 3 BEDROOMS
- LIVING ROOM & STUDY
- SOUTH WEST BACKING GARDEN
- EASY REACH OF HOWARD OF EFFINGHAM

Description

This three bedroom detached home has been thoughtfully extended and modernised to offer a perfect blend of modern living and countryside charm. The home is situated within the catchment area for the highly regarded Howard of Effingham School, making it an excellent choice for families.

As you open the front door you are welcomed in to the entrance hall with a downstairs cloakroom. The heart of the home is the superb kitchen dining family room which is a standout feature, designed to overlook picturesque fields, creating a serene backdrop for daily life. The kitchen offers a range of units, integrated appliances and a large island. There is then ample space for a dining table and comfy seating with bi-fold doors opening to the garden. There is a separate, dual aspect living room with a feature fireplace and additionally, a study offers a quiet retreat for those who work from home or require a dedicated space for hobbies.

On the first floor there are three good sized bedrooms and a luxury family bathroom.

To the front of the property there is driveway parking for several cars leading to the single garage. The secluded rear garden is a particular feature of the property; it backs South West and takes full advantage of the stunning views over open countryside.

Situation

The property is located in a popular residential road within 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.

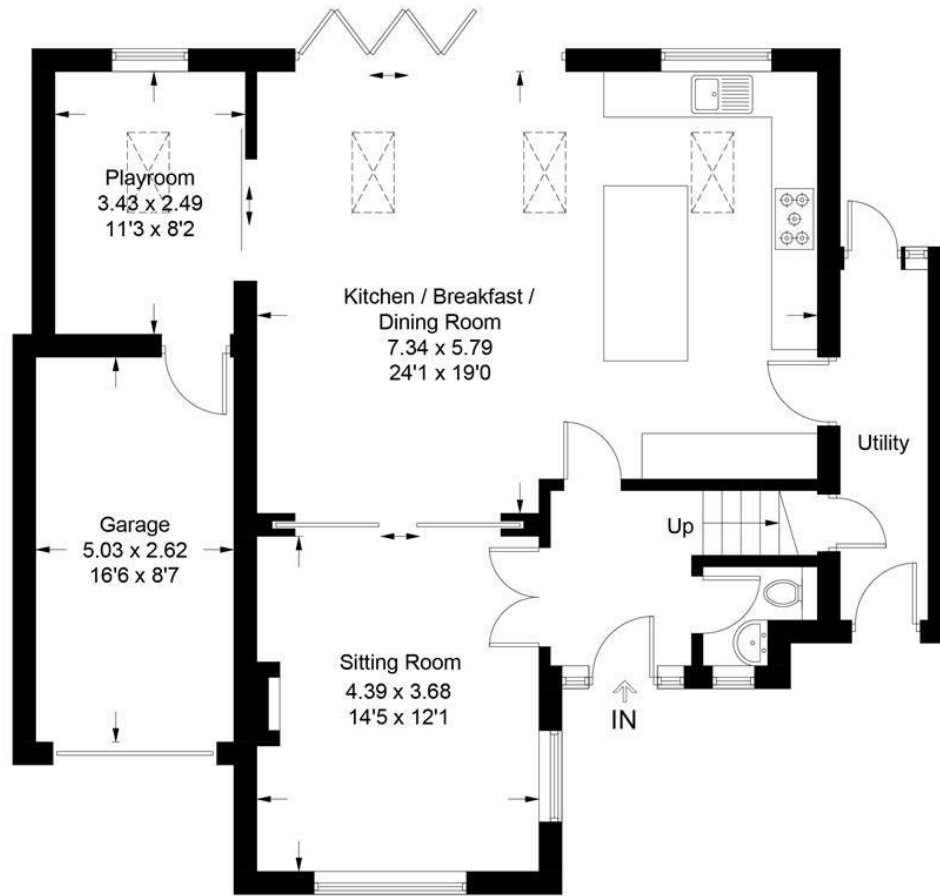
The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are four miles away and nine miles away respectively.

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

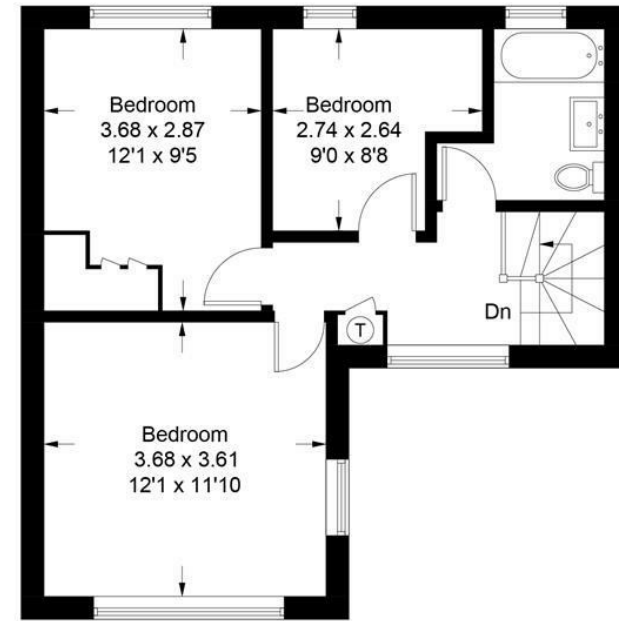
Tenure	Freehold
EPC	C
Council Tax Band	F



Approximate Gross Internal Area = 141.8 sq m / 1526 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. (ID1162167)

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