



47a Sole Farm Avenue, Great Bookham, Surrey, KT23 3DG

Asking Price £345,000





- ONE BEDROOM END OF TERRACE HOUSE
- DUAL ASPECT OPEN PLAN KITCHEN/LIVING/DINING AREA
- MODERN BATHROOM SUITE
- SOLAR PANELS
- EASY ACCESS TO BOOKHAM STATION & COMMON
- IN GOOD ORDER THROUGHOUT
- DOUBLE BEDROOM WITH WARDROBES
- PRIVATE GARDEN
- 0.5 MILES TO BOOKHAM HIGH STREET
- SINGLE CAR OFF STREET PARKING

## Description

Conveniently located within easy reach of local village shops, amenities and station is this rarely available one bedroom end of terrace house presented in superb order throughout and benefitting from its own private courtyard garden to enjoy the summer sun.

The property is approached via a gated entrance and leads to the front door. The ground floor accommodation is open plan throughout and features a relaxed sitting room area for entertaining guests. The kitchen features plenty of worktops for preparation and a good range of fitted floor and wall mounted cupboards for storage, along with integrated appliances. A useful peninsular breakfast bar also features, with space for stools underneath.

The first floor is approached by a rising staircase from the kitchen and leads to a comfortable double bedroom with fitted wardrobe cupboards for storage. A door leads through to the bathroom suite with a w.c and cupboard storage.

Outside the property benefits from a tranquil courtyard style garden ideally set up for summer dining. There is also off street parking available for one car at the front of the property.

## Situation

Sole Farm Avenue is just half a mile from Bookham village which offers a wide range of shops and amenities including a baker, butchers, fishmonger, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

There are a wide selection of recreational facilities available in the area such as Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey. The area is well catered for highly regarded local schools along with pre school facilities and this property is in the current catchment area for the Howard of Effingham.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station.

**Tenure**

Freehold

**EPC**

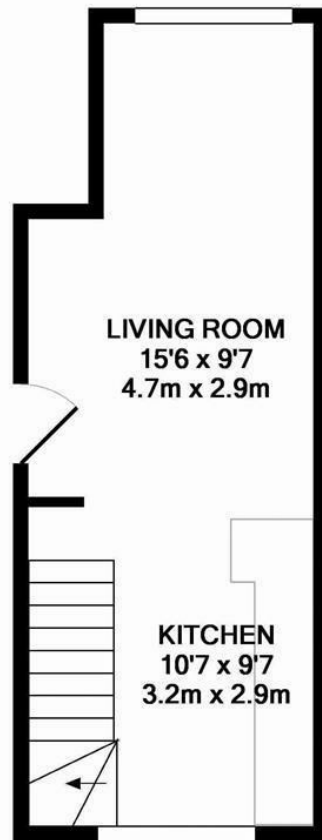
C

**Council Tax Band**

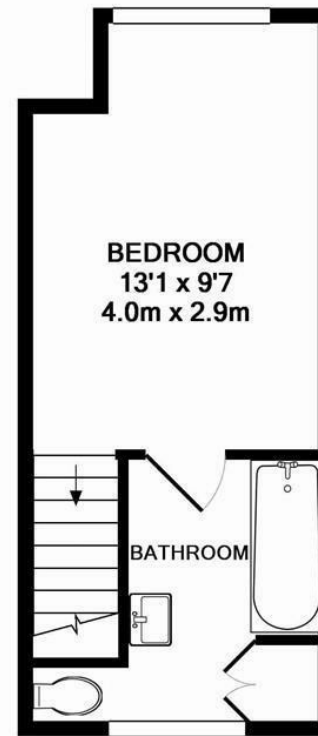
C







GROUND FLOOR  
APPROX. FLOOR  
AREA 234 SQ.FT.  
(21.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 210 SQ.FT.  
(19.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

43 High Street, Bookham, Surrey, KT23 4AD  
Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

