



**Pacey
Wingent
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INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Strathcona Avenue, Bookham

£575,000

3 1 1



Beautifully presented three bedroom house with a private driveway and gorgeous garden. The property benefits from a spacious living/ dining room with doors leading out to a conservatory. Upstairs there are two double bedrooms and a single with a modern family bathroom. The property also has a good-size driveway and a double length garage to the side of the house with plenty of potential for side, rear and loft extensions subject to planning permission.

The stunning private garden offers a patio and a large grassed area - the rear of the gardens backs onto woodland making the location both picturesque and quaint.

Strathcona Avenue is ideally located close to local popular schools with Howard of Effingham Secondary & St Lawrence Primary in very close proximity. Furthermore, Effingham Golf Club and many areas of outstanding natural beauty, including the Surrey Hills, Box Hill and Polesden Lacey are right on the door step making for incredible walking and cycling locations. The local transport links are good with junctions for the M25 and the A3 nearby. Effingham is a small village with shops and nearby the village of Bookham offers a mix of independent shops, doctors, dentist and two small supermarkets.



Strathcona Avenue, Bookham, KT23 4HW

Approximate Gross Internal Area = 89.1 sq m / 958.7 sq ft

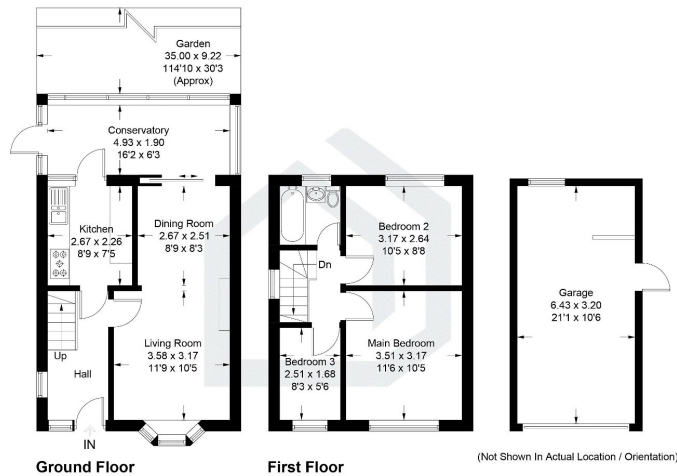


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083443)

- Smart three bedroom house
- Private garden backing onto fields and woodland
- Double length garage
- Off-street parking
- Excellent location for Howard of Effingham secondary school
- Excellent location for St Lawrence primary school
- Great transport links and proximity to the airports
- Semi-detached house
- The vendor has explained that planning permission was previously granted - please enquire to discuss



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	