





STRATHCONA AVENUE

LITTLE BOOKHAM, KT23 4HR

No Ongoing Chain

A Spacious Semi Detached House

Situated Within Howard of Effingham

School Catchment

Potential To Enlarge, Subject To Planning
3 Good Size Bedrooms • Family Bathroom
Ground Floor Cloakroom • Reception Hall
Double Aspect Lounge/Dining Room
Fitted Kitchen

Gas Central Heating To Radiators

Sealed Unit Double Glazed Windows

Cavity Wall Insulation • Detached Garage

Enclosed Rear Garden • Private Driveway

AN ATTRACTIVE SEMI-DETACHED HOUSE which offers light and spacious accommodation situated in an established residential location on the south side of Bookham and within walking distance of The Howard of Effingham School and close to miles of open National Trust countryside including 1600 acres at Polesden Lacey which can be accessed at the end of Woodlands Road. The accommodation comprises entrance hall, useful ground floor cloakroom, double aspect lounge/dining room, kitchen overlooking the garden, 3 good size bedrooms and bathroom. The property benefits from sealed unit double glazed windows and gas central heating to radiators whilst outside there is a private driveway allowing ample parking and leading to a detached garage.



GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, double glazed front door to:

RECEPTION HALL

radiator, under stairs storage cupboard, coats cupboard, heating thermostat control, door to:

CLOAKROOM

white suite comprising low level w.c., corner wash hand basin, tiled splashback, double glazed window, radiator.

LOUNGE/DINING ROOM 24'2" × 12'9" (7.37m × 3.89m)

max, double aspect, two radiators, tiled fireplace, gas coal effect fire, display alcove with polished wood shelves, double glazed windows, double glazed door to garden.

KITCHEN 10'8" × 9'11" (3.25m × 3.02m)

fitted with a range of cream fronted wall and floor units, matching work surfaces, part tiled walls, inset single bowl single drainer sink unit, mixer tap, electric cooker point and fitted cooker, washing machine, built in shelved storage cupboard, Potterton Suprima gas fired boiler for central heating and domestic hot water, radiator, double glazed window and door overlooking garden.



FIRST FLOOR

FIRST FLOOR LANDING

access to insulated loft via sliding ladder, sealed unit double glazed window, door to:

BEDROOM 1 13' × 12'2" (3.96m × 3.71m)

radiator, front aspect, sealed unit double glazed window.

BEDROOM 2 12'8" × 10'11" (3.86m × 3.33m)

rear aspect, radiator, double glazed window, fitted double wardrobe with sliding doors, shelved cupboard to side, range of cupboards above.

BEDROOM 3 8'7" × 8'1" (2.62m × 2.46m)

front aspect, radiator, sealed unit double glazed window.

FAMILY BATHROOM

white suite comprising panel bath, low level w.c., pedestal wash hand basin, part tiled walls, heated towel rail, medicine cupboard, obscure sealed unit double glazed window, built in airing cupboard housing lagged hot water cylinder, immersion heater.

OUTSIDE

GARAGE 17'1" × 8'11" (5.21m × 2.72m)

of brick construction, double opening doors & personnel door to side.

DRIVEWAY

long hard surfaced driveway provides access to the garage and parking for several cars.

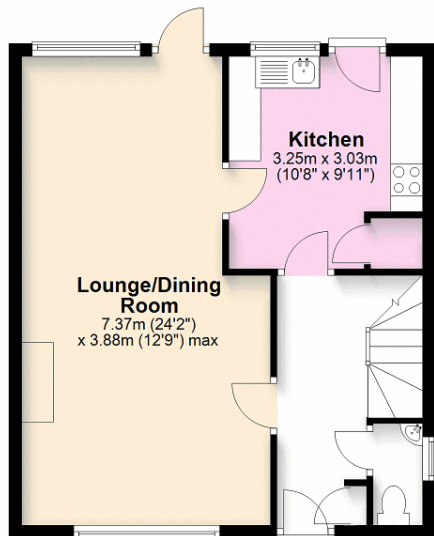
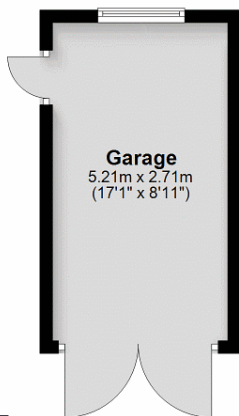
REAR GARDEN

mainly laid to lawn with paved patio and footpath, variety of shrubs and plants, hardsurfaced area to the rear of the garage, all enclosed by 1.8m high close boarded panel fencing with concrete posts.



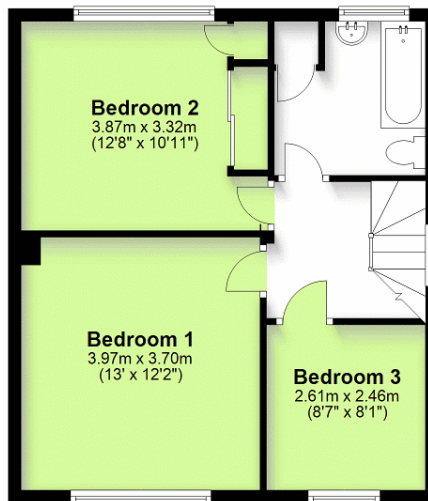
Ground Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



Total area: approx. 109.4 sq. metres (1177.3 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 3 - Guildford Borough Council Tax Band E.
- Note 4 - Cavity Wall Insulation.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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