



STRATHCONA AVENUE

LITTLE BOOKHAM, KT23 4HR

An Extended Detached House
Located Adjacent To Open Countryside
Lovely Rural Views
South Westerly Facing Rear Aspect
Close To The Howard Of Effingham School

3 Bedrooms • Luxury Modern Bathroom
Modern Kitchen/Dining/Family Room
Lounge With Fireplace • Study • Cloakroom
Gas Central Heating & Double Glazed Windows
Secluded Rear Garden • Garage

An extended three bedroom detached house which occupies a lovely position with distant rural views over adjacent countryside. Situated in a residential location the property is within walking distance of The Howard of Effingham School and King George V playing fields with 33 acres of open land. There are also miles of open National Trust countryside nearby at Polesden Lacey which can be accessed at the end of Woodlands Road together with 450 acres at Ranmore Common.

The house was extended in 2019 and the accommodation orientated to take full advantage of the delightful rear aspect with a superb kitchen/dining/family room having bi fold doors opening onto the garden. Double pocket doors also open into the lounge which gives flexibility to enjoy an open plan layout, ideal for entertaining, if desired. In addition there is a useful downstairs cloakroom, separate study and ground floor lobby with doors front and rear. On the first floor there are three bedrooms and luxury bathroom comprising a white suite featuring brushed brass fittings, LED lighting, dropped ceiling and ceramic tiled floor with electric underfloor heating. The property benefits further from gas central heating to radiators with underfloor heating to the kitchen/dining/family room and study, double glazed windows throughout and single garage.

This property represents a great opportunity to acquire a detached house occupying a lovely rural position, rarely available, and an early inspection is thoroughly recommended.



GROUND FLOOR

ENTRANCE HALL

part glazed front door, woodblock floor, radiator, doors to lounge, door to;

CLOAKROOM

white suite comprising low level w.c., wash hand basin, part tiled walls, radiator, ceramic tiled floor.

KITCHEN/DINING/FAMILY ROOM 24'1" × 18'11" (7.34m × 5.77m)

a superb spacious room with wide feature bi-fold doors opening onto the terrace and garden with views beyond over neighbouring countryside. Fitted with an excellent & comprehensive range of modern contemporary wall and floor units featuring a handleless design and complimented with granite work surfaces and upstands, peninsular island unit with breakfast bar, underslung one and half bowl stainless steel sink unit with mixer tap, built in eye level stainless steel Neff double oven & grill, inset 5 ring stainless steel Neff gas hob, extractor hood above, integrated dishwasher, recessed ceiling lights, strip LED accent lighting, Velux windows, double pocket doors opening into lounge, underfloor heating, engineered oak floor, door to:

SIDE LOBBY 15'3" × 3'10" (4.65m × 1.17m)

built in cupboard, plumbing and space for washing machine, appliance space, wall cupboards, ceramic tiled floor, doors front and rear.

LOUNGE 14'4" × 11'11" (4.37m × 3.63m)

double aspect, woodblock floor, attractive stone fireplace, radiator, stone mantel & hearth, gas coal effect fire.

STUDY 11'3" × 8'2" (3.43m × 2.49m)

under floor heating, thermostat control, Velux window, engineered oak floor, door to garage.

FIRST FLOOR

FIRST FLOOR LANDING

access via sliding ladder to partly boarded loft with light and gas fired boiler for central heating and domestic hot water. Built in airing cupboard housing hot water cylinder.

BEDROOM 1 12' × 11'10" (3.66m × 3.61m)

double aspect, radiator.

BEDROOM 2 12' × 9'4" (3.66m × 2.85m)

rear aspect, distant views, radiator and fitted corner wardrobes.

BEDROOM 3 8'11" × 8'7" (2.72m × 2.62m)

rear aspect, distant views and radiator.

LUXURY BATHROOM

modern white suite comprising tile enclosed bath, glazed shower screen, thermostatic shower unit, fixed head rainfall shower, hand held shower, low level w.c., vanity unit, wash hand basin, three fully tiled walls, heated towel rail, circular mirror with light, brushed brass fittings, colour changing LED lighting, dropped ceiling and ceramic tiled floor with electric under floor heating, rear aspect, distant views.



OUTSIDE

GARAGE 16'1" x 8'7" (4.90m x 2.62m)

gas & electric meters, consumer unit and up & over door.

FRONT GARDEN

mainly laid to lawn, variety of shrubs and plants, tarmac driveway and footpath.

REAR GARDEN

The rear garden extends to approximately 42ft in length and is laid to lawn with full width paved patio. Timber garden shed. The garden enjoys a delightful south west facing aspect with superb views over the neighbouring countryside.

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 - Band F.

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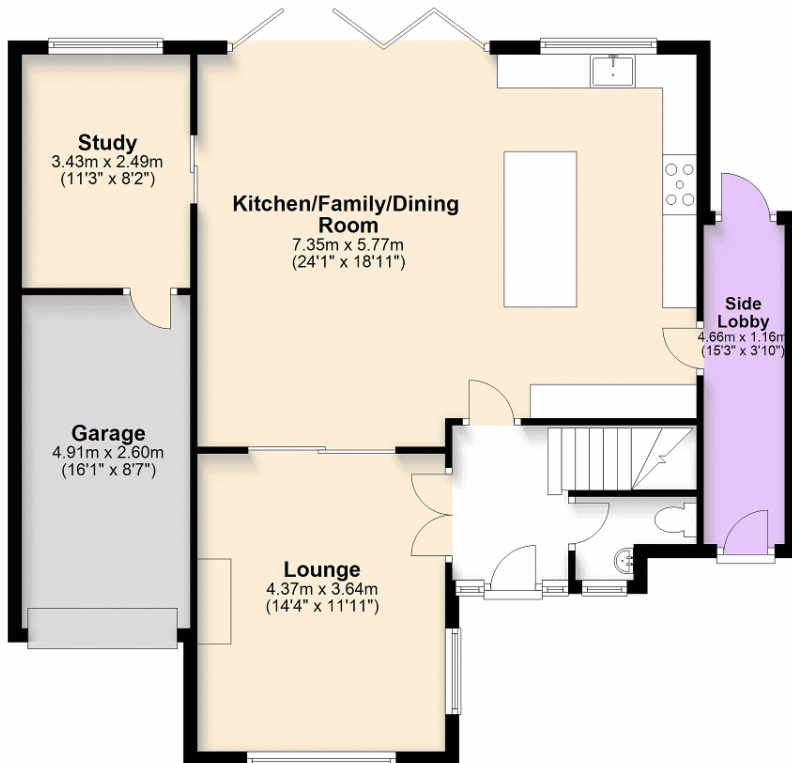
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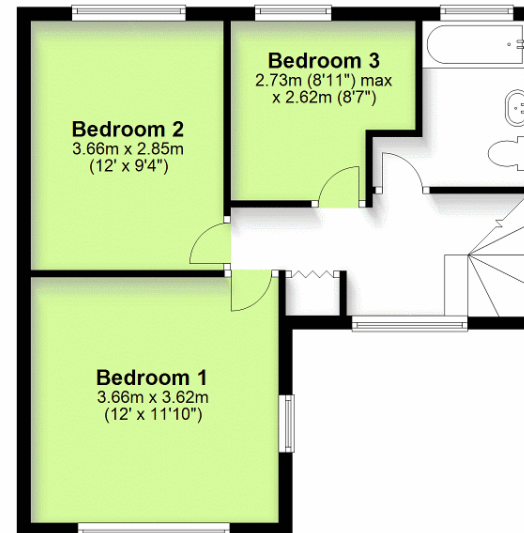
Ground Floor

Approx. 94.0 sq. metres (1011.4 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 137.2 sq. metres (1477.0 sq. feet)

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

Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	82
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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