





STRATHCONA AVENUE

LITTLE BOOKHAM, KT23 4HP

**A Character House Offering Deceptively
Spacious Accommodation
No Ongoing Chain
Excellent Size Rear Garden
Situated Within Howard of Effingham
School Catchment**

**Potential To Enlarge, Subject To Planning
3 Bedrooms • Family Bathroom
Ground Floor Cloakroom/ Shower Room
Reception Hall • Lounge/Dining Room
Family Room • Modern Kitchen
Integrated Appliances • Integral Garage
Gas Central Heating To Radiators
Sealed Unit Double Glazed Windows
Good Size Rear Garden • Private Driveway**

A CHARACTER SEMI DETACHED HOUSE which offers deceptively 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 property has been extended and modernised and features a modern kitchen with integrated appliances, lounge/dining room with double doors connecting the hall and family room to create a large space, ideal for entertaining. In addition the property benefits from sealed unit double glazed windows and gas central heating to radiators with Worcester boiler installed in 2023 and there is still further potential to enlarge the property, if desired, by converting the integral garage or extension, subject to the usual planning consents.



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/SHOWER ROOM

coloured suite comprising low level w.c., corner wash hand basin, shower cubicle, independent Triton electric shower, shower rail & curtain, glazed side screen, obscure double glazed window, vinyl floor.

FAMILY ROOM 13'3" × 10'3" (4.04m × 3.12m)

attractive bay window, radiator, double glazed doors opening into:

LOUNGE/DINING ROOM 20'5" × 14'7" (6.22m × 4.45m)

max, radiator, fireplace, sliding double glazed doors to garden, double doors opening in reception hall.

MODERN KITCHEN 10'10" × 10'6" (3.30m × 3.20m)

fitted with a range of modern cream fronted wall and floor units complemented with wood effect work surfaces, inset one half bowl enamel single drainer sink unit, mixer tap, breakfast bar, built in stainless steel Neff eye level fan assisted double oven, integrated fridge/freezer, integrated dishwasher, inset stainless steel 5 ring Neff gas hob, stainless steel extractor above, integrated washing machine, part tiled walls, radiator, wide double glazed window overlooking garden, double glazed side door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

access to loft, sealed unit double glazed window, door to:

BEDROOM 1 10'8" × 10'4" (3.25m × 3.15m)

radiator, front aspect, sealed unit double glazed window, 2 double and 1 single fitted wardrobes, fitted dressing table, range of cupboards above, fitted mirror.

BEDROOM 2 10'1" × 8'7" (3.07m × 2.62m)

rear aspect, 1 double and 1 single fitted wardrobe plus partly shelved floor to ceiling floor to ceiling built in storage cupboard, radiator, sealed unit double glazed window.

BEDROOM 3 8'4" × 5'6" (2.54m × 1.68m)

front aspect, radiator, sealed unit double glazed window.

FAMILY BATHROOM

coloured suite comprising panel bath with mixer tap, part tiled walls, low level w.c., pedestal wash hand basin, mirror fronted medicine cabinet, vinyl floor, radiator, obscure sealed unit double glazed window.

OUTSIDE

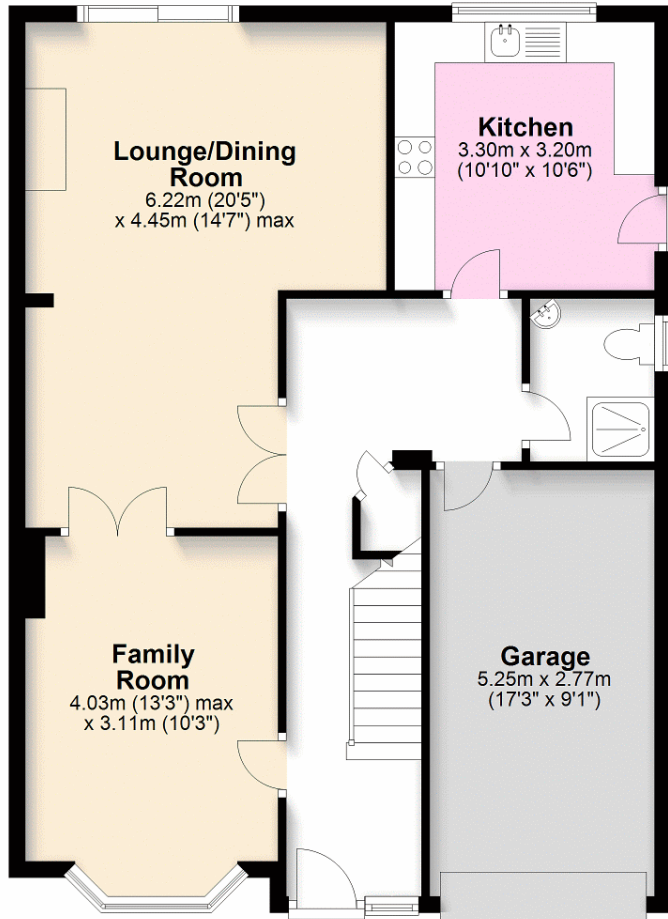
INTEGRAL GARAGE 17'3" × 9'1" (5.26m × 2.77m)

light & power, wall mounted Worcester combination gas fired boiler for central heating and domestic hot water, up and over door, personnel door to reception hall.



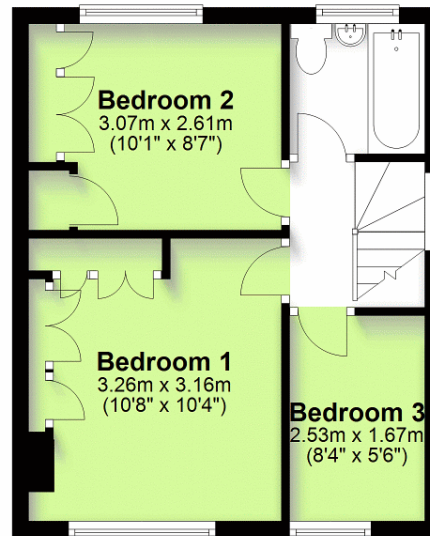
Ground Floor

Approx. 82.3 sq. metres (885.6 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 112.1 sq. metres (1206.8 sq. feet)

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

DRIVEWAY

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

FRONT GARDEN

laid to lawn, low retaining brick wall, colourful flower border, pedestrian side access leads to the rear garden.

REAR GARDEN

mainly laid to lawn and a good size, an irregular shape becoming wider towards the end of the garden. Paved patio, cold water tap, aluminium framed greenhouse, two timber garden sheds, paved footpath leads to a second patio area. The garden enjoys a secluded aspect and is enclosed by 1.8m high close boarded panel fencing with concrete posts.

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 D.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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Energy Performance Certificate

Energy Rating
E

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	51	
21-38	F		
1-20	G		



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