



**4 Sole Farm Avenue, Great Bookham,
Surrey, KT23 3DE**

£575,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road, proceed along taking the second turning on your right hand side into Middlemead Road. Take the next left into Sole Farm Avenue and number 4 can be found on your right hand side.

Approximate Gross Internal Area 1255 sq ft – 117 sq m
Ground Floor Area 804 sq ft – 75 sq m
First Floor Area 451 sq ft – 42 sq m



Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: D



Ground Floor

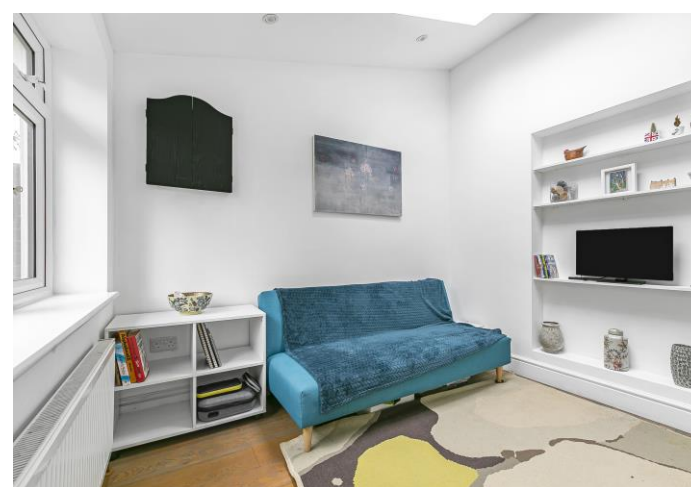
First Floor

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A very well presented and particularly spacious 3 / 4 bedroom semi detached home offering a superb rear garden and situated within easy reach of Bookham village, the Common and the Station.

THE PROPERTY

Originally constructed in the 1950s this popular style of home has in recent years been extended and modernised enabling the property to now benefit from light, bright and contemporary accommodation as well as a particularly spacious feel. This currently consists of a cloakroom, cosy living room with a lovely open feature fireplace, separate family room / 4th bedroom with the heart of the home to be found in the superb open plan kitchen / dining / family area. The former incorporates a range of base level units together with ample wood block work surfaces, a central island unit / breakfast bar and bi-folding doors opening out on to the delightful rear garden. In addition there is also a separate utility room. To the first floor there are then 3 bedrooms and a modern family bathroom. The property itself is approached via a pea shingle driveway giving a good amount of off street parking with side access then leading to the rear garden which provides an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 76.1ft x 33.3ft (23.2m x 10.1m).



SITUATION

The property is located just under ½ a mile from Bookham village centre which offers an excellent range of local amenities to include 2 small supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is just over half a mile and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at Junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools in the area both in the state and private sector including the well renowned Howard of Effingham senior school.

