



**97 Sole Farm Avenue, Bookham,
Surrey, KT23 3DG**

£615,000 Freehold

Directions

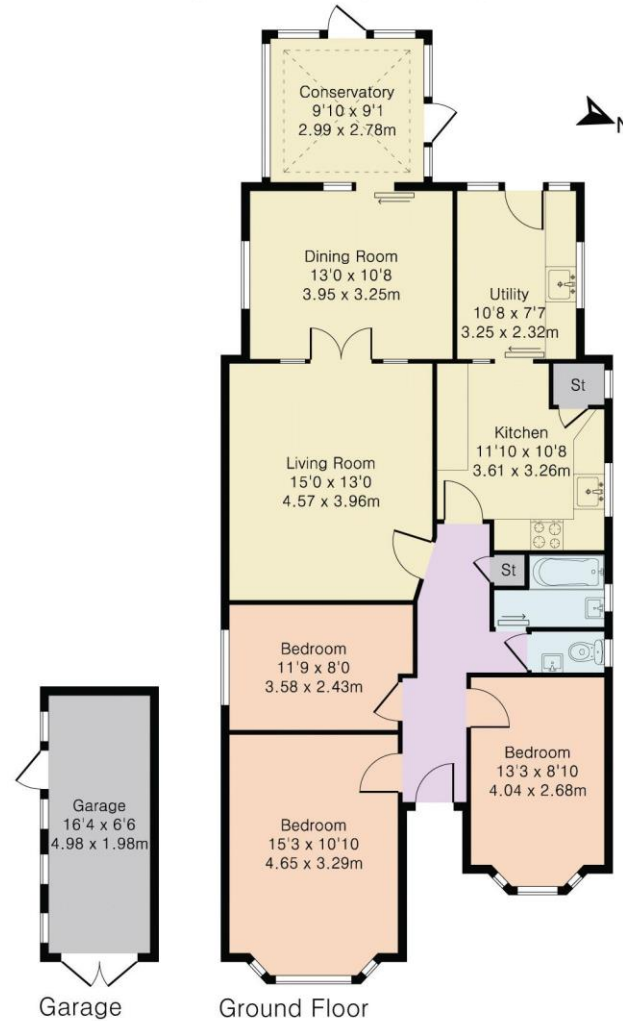
From our office in Great Bookham proceed to the bottom of the High Road turning proceeding straight over the crossroads into Church Road. Continue along taking the 3rd turning on your left hand side into Sole Farm Road and at the end of the road turn left onto Sole Farm Avenue and number 97 can be found a short way along on your right hand side

Local Authority

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



Approximate Gross Internal Area 1247 sq ft – 116 sq m
Ground Floor Area 1141 sq ft – 106 sq m
Garage Area 106 sq ft – 10 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	

Ref: 05.24.4039

www.henshaws.net

**97 Sole Farm Avenue, Bookham, Surrey,
KT23 3DG**

A particularly spacious 3 bedroom detached bungalow offering an excellent size rear garden situated within easy reach of Bookham village centre, the common and station.

THE PROPERTY

Originally constructed in 1949 this popular style of home would in our opinion now benefit from some updating and modernisation. However; we do feel that the bungalow offers excellent potential. Currently the accommodation consists of 3 bedrooms, bathroom and separate wc, generous size living room, separate dining room, kitchen with a good range of matching eye and base level units plus a separate utility room. In addition there is also a conservatory enjoying a pleasant aspect overlooking the well maintained rear garden. The property itself is approached via its own driveway providing off street parking which in turn leads to a single garage. A particular feature of the bungalow is the rear garden offering a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via a profusion of mature trees and hedging. In addition there are 3 garden sheds and a greenhouse. In total the garden extends to 72ft x 38ft (22m x 11m) and benefits from a lovely sunny south westerly aspect.



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 supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham train station is just over ½ mile away and provides 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.

