



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

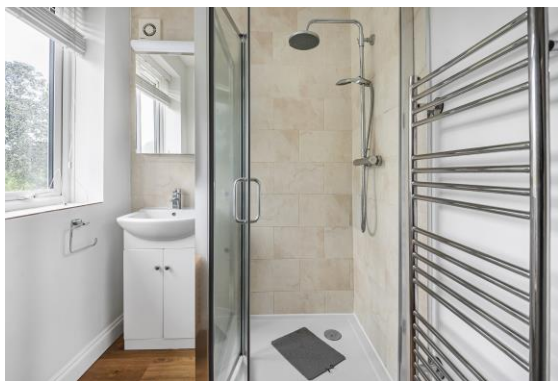
**£695,000 Freehold**

**Directions**

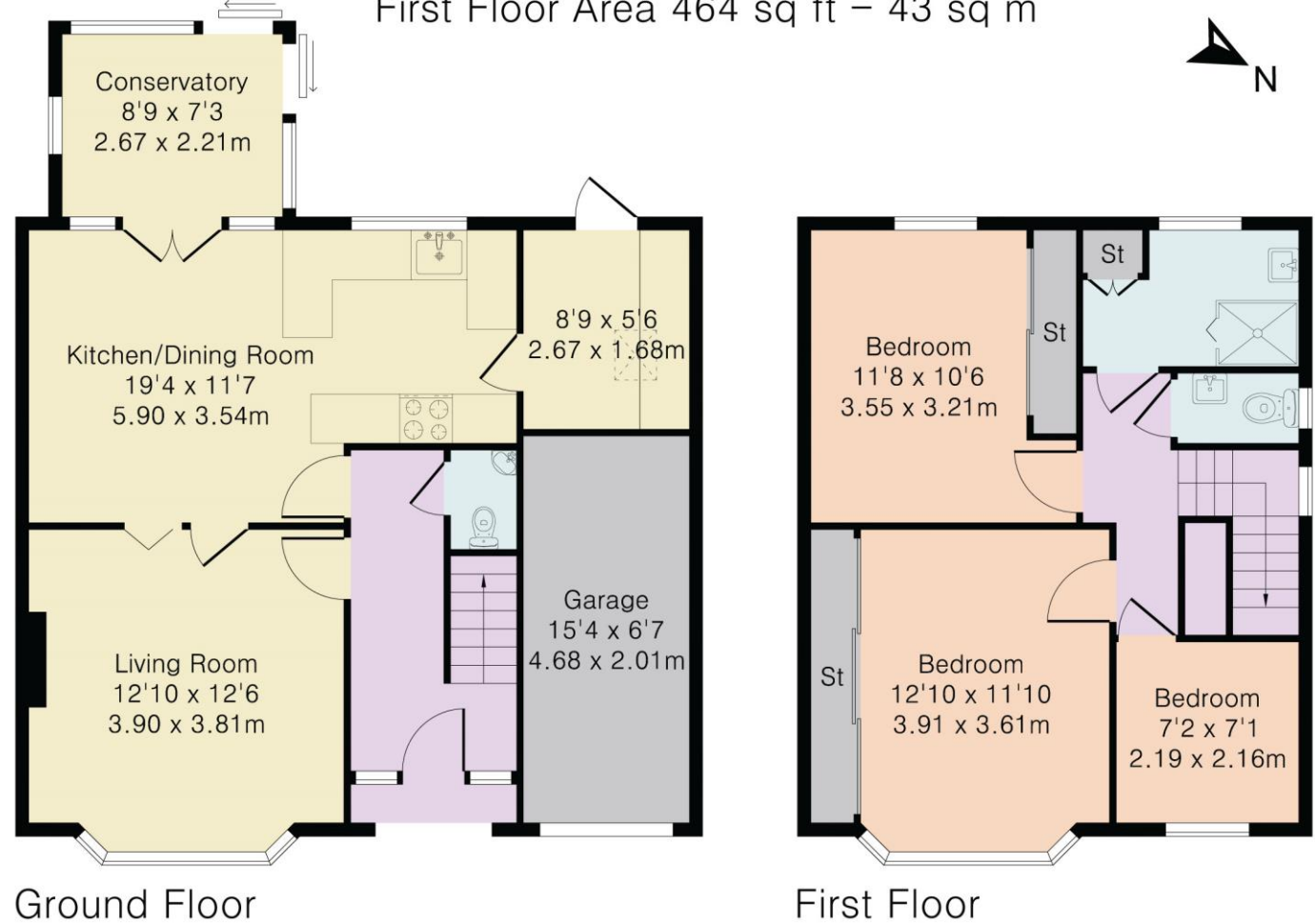
From our office in Great Bookham proceed to the bottom of the High Street proceeding straight over the crossroads into church Road. Continue along taking the third turning on your left-hand side into Sole Farm Road and at the end of the road to turn left onto Sole Farm Avenue and number 89 can be found on your right hand side.

**Local Authority**

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



Approximate Gross Internal Area 1157 sq ft – 107 sq m  
Ground Floor Area 693 sq ft – 64 sq m  
First Floor Area 464 sq ft – 43 sq m



## 89 Sole Farm Avenue, Bookham, Surrey, KT23 3DG

An extremely well presented 3 bedroom detached home offering a superb South Westerly aspect rear garden situated within easy reach of Bookham station and the common.

### THE PROPERTY

Originally constructed in 1949 this delightful home has been updated and modernised over a number of years enabling the property to now benefit from a real "homely feel". Currently this accommodation consists of a cloakroom, spacious living room with a central feature fireplace fitted with a woodburning stove and oak mantle above, retractable doors then lead through to the kitchen/dining room with the former providing a good range of matching eye and base level units together with ample roll top work surfaces. This in turn leads to a generous size utility room. In addition there is also a lovely conservatory opening out onto the superb rear garden. The first floor then provides 3 bedrooms a cloakroom and a separate shower. The property itself is approached via its own driveway giving some off street parking which in turn leads to an attached garage. A particular feature of this charming home is the superb rear garden providing a wide paved sun terrace leading on to an excellent expanse of lawn screen to all sides via a profusion of well stocked flower and shrub beds together with mature trees, providing good seclusion. In addition there is a further decked area with Arbor over and 2 garden sheds. In total the garden extends to 103ft x 28ft (28m x 8.5m) and benefits from a sunny south westerly aspect.



### SITUATION

The property is located just under 1/2 a mile from Bookham Village Centre which offers an excellent range of local amenities to include 2 supermarkets doctors and dentist surgery, post office, library and number of other independent retailers. Bookham train station is just over 1/2 a mile away 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 regarded Howard of Effingham senior school.

