



**90 Strathcona Avenue, Bookham,  
Surrey, KT23 4HR**

**£585,000 Freehold**

**Directions**

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Proceeded along taking the 3rd turning on your left-hand side into Woodlands Road and the 2nd right into Strathcona Avenue where by number 90 can be found towards the end of the cul-de-sac on the right hand side.

**Local Authority**

Guildford Borough Council: 01483 505050  
Council Tax Band: F



Approximate Gross Internal Area 1404 sq ft – 130 sq m  
Ground Floor Area 764 sq ft – 71 sq m  
First Floor Area 498 sq ft – 46 sq m  
Garage Area 142 sq ft – 13 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	81 B
39-54	E		
21-38	F		
1-20	G		

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**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.



**90 Strathcona Avenue, Little Bookham, Surrey, KT23 4HR**

A particularly spacious 3 bedroom semi-detached home offering an excellent size rear garden, situated in a popular cul-de-sac on the Little Bookham/Effingham borders. NO ONWARD CHAIN.

**THE PROPERTY**

Originally constructed in the 1960s this popular style of home has in our opinion been well maintained by the current owners, together with an extension added to the rear enabling the property to benefit from a "homely feel" as well as good sized accommodation throughout. On the ground floor this consists of cloakroom, spacious living room, separate dining room with sliding patio doors opening out onto the lovely rear garden, modern kitchen providing an excellent range of matching eye and base level units together with a further family area/utility. To the first floor there are then 3 bedrooms and a modern family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to a detached garage. A particular feature of the property is the rear garden which provides a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via mature trees and hedging. In total garden extends to 100ft x 30ft (30m x 9m).



**SITUATION**

The property is located on the Bookham/ Effingham borders approximately 1 mile from the centre which provides an excellent range of local shops including 2 supermarkets, post office, doctors and dentist surgeries and a number of other independent retailers. Effingham train station is just over 2 miles away and provides a commuter service to 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 catering for all age groups both in the state and private sectors including the well renowned Howard of Effingham secondary school and St. Lawrence primary school.

