



# HENSHAWS



**8 Strathcona Avenue, Little Bookham,  
Surrey, KT23 4HP1**

**£499,950 Freehold**

### Directions

From our office in Great Bookham proceed to the top of the high street turning right onto the A246 Guildford/Leatherhead Road. Proceed along taking the 3rd turning on your left hand side into Woodlands Road, and the 2nd right into Strathcona Ave, whereby number 8 can be found on your right hand side.

### Local Authority

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

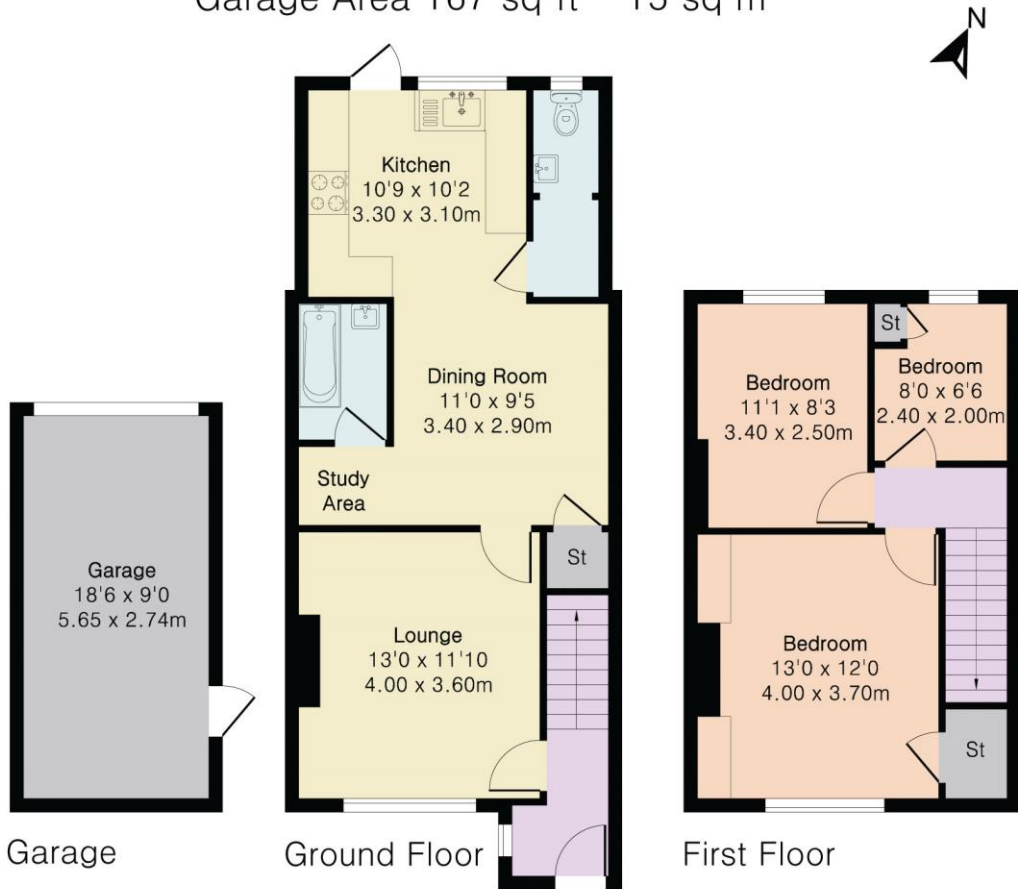


### Approximate Gross Internal Area 1047 sq ft - 97 sq m

Ground Floor Area 522 sq ft – 49 sq m

First Floor Area 358 sq ft – 33 sq m

Garage Area 167 sq ft – 15 sq m



**Bookham Office**  
**Rayleigh House**  
**32 High Street**  
**Great Bookham**  
**Tel: 01372 450255**  
**Email: [bookhamoffice@henshaws.net](mailto:bookhamoffice@henshaws.net)**

Ref: 05.25.4158

**[www.henshaws.net](http://www.henshaws.net)**

**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.



**8 Strathcona Avenue, Little Bookham, Surrey, KT23 4HP**

A very well presented 3 bedroom mid terrace home offering an excellent size rear garden and situated in a popular residential road offering easy access to Effingham village centre and train station.

**THE PROPERTY**

Originally constructed in the 1920s this lovely home has over a number of years been extended and modernised to now provide particularly well - proportioned accommodation to both ground and first floor as well as a light, bright and contemporary feel. On the ground floor this consists of front aspect lounge, separate dining room with a useful study area, ground floor bathroom and a well appointed kitchen providing a good range of matching eye and base level units together with ample work surfaces and a pleasant aspect overlooking the extremely well maintained rear garden. To the first floor there are 3 bedrooms. A particular feature of the property is the delightful rear garden providing a paved sun terrace leading onto to an excellent expanse of lawn with well stocked flower and shrub beds and kitchen garden area. In total the garden extends 94ft x 14ft (28m x 4.2m) with gated access leading to the rear where there is a detached garage with a further parking space in front.



**SITUATION**

The property is located on the Bookham/Effingham borders approximately 1 mile from Bookham village 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 village centre is also within easy reach offering a range of shops catering for daily needs. Effingham Junction train station is just over 2 miles away with 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 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.

