



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

**£749,950 Freehold**

### Directions

From our office in Great Bookham proceed to the bottom of the High Street going straight over the crossroads into Church Road. Continue along taking the 6th 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 93 can be found on your right hand side.

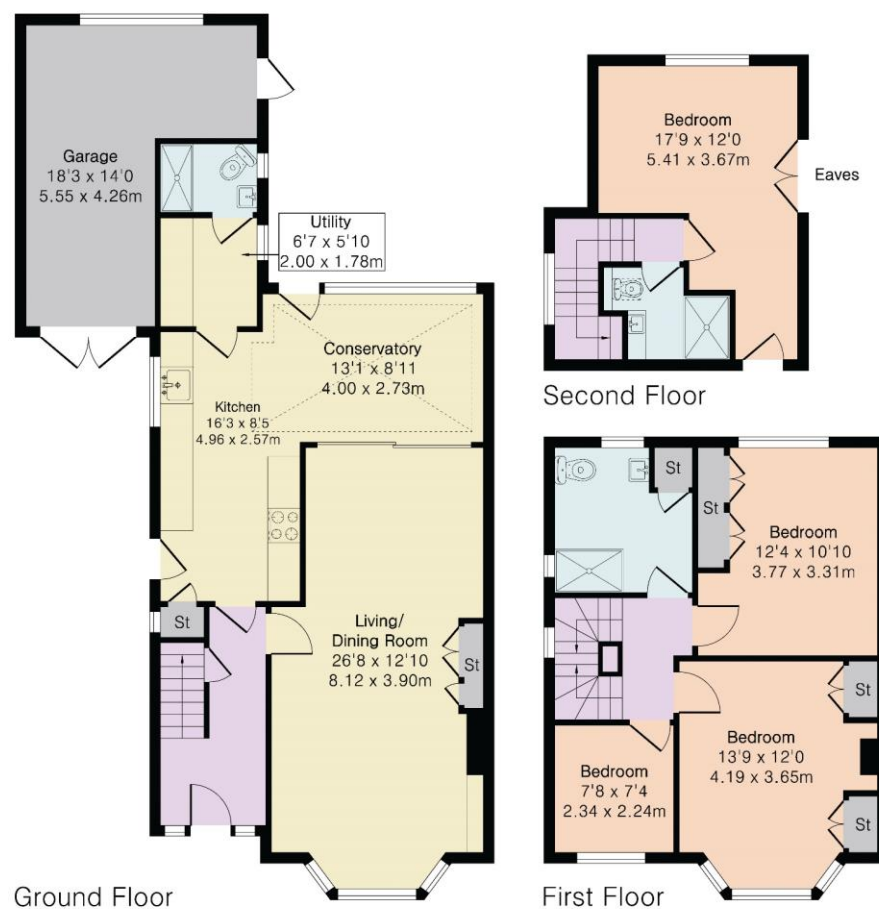
### Local Authority

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



### Approximate Gross Internal Area 1441 sq ft - 134 sq m (Excluding Garage)

Ground Floor Area 714 sq ft – 66 sq m  
First Floor Area 491 sq ft – 46 sq m  
Second Floor Area 236 sq ft – 22 sq m  
Garage Area 184 sq ft – 17 sq m



**Bookham Office**  
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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.

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**KT23 3DG**

A very well presented 4 bedroom detached home offering an excellent size rear garden situated within easy reach of Bookham Station and Common.

**THE PROPERTY**

Originally constructed in 1948 this good size home has been extended enabling the property to now benefit from well proportioned accommodation arranged over 3 floors. Currently this consists of a generous size living room / dining room leading through to an open plan kitchen/breakfast/conservatory with easy access to the garden. The former incorporating a good range of matching eye and base level units together with ample work surfaces and the latter offering space for a dining table and also enjoying a pleasant aspect overlooking the well maintained garden. In addition there is also a separate utility room and ground floor shower room. To the first floor there are then 3 bedrooms and a shower room with a further bedroom and shower to the second floor. The property itself is approached via a block paved driveway giving a good amount of off street parking which in turn leads to an attached garage. The rear garden has been well maintained benefitting from a paved sun terrace leading on to a good expanse of lawn screened to all sides via mature trees. In total the garden extends to 102ft x 31ft (31.2m x 9.6m) and enjoys a 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 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.

