



7 Strathcona Avenue Little Bookham,
Surrey, KT23 4HW

Guide Price £450,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Proceed along taking the 3rd turning on your left hand side into Woodlands Road and second right into Strathcona Avenue whereby number 7 can be found a short way along on your left hand side.

Local Authority

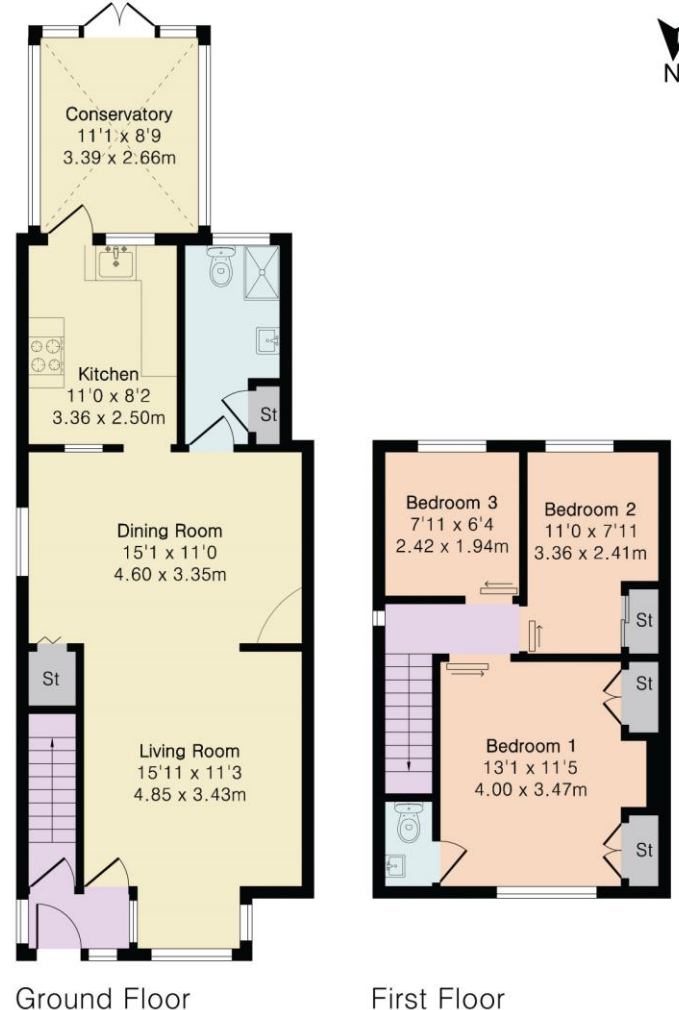
Mole Valley District Council Tel: 01306 885001
Council Tax Band: D



Approximate Gross Internal Area 1021 sq ft - 95 sq m

Ground Floor Area 660 sq ft – 61 sq m

First Floor Area 361 sq ft – 34 sq m



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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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A spacious 3 bedroom end of terrace house requiring updating and modernisation but also offering a generous size southerly aspect rear garden and NO ONWARD CHAIN.

THE PROPERTY

This older style home was originally constructed in the 1920s and whilst in our opinion work is now required it does provide the incoming purchaser/s the ideal opportunity to create a lovely family home. Currently the accommodation includes on the ground floor a spacious lounge/dining room, good size kitchen, conservatory and a ground floor bathroom. Whilst to the first floor there are then 3 bedrooms plus a cloakroom off the main bedroom. To the front of the property is some off street parking and then to the rear an excellent size garden being extensively laid to lawn screened by mature trees. In total the garden extends to 120ft x 21.8ft (36.7m x 6.6ft) and benefits from a predominantly southerly aspect.



SITUATION

The property is located on the Bookham/Effingham borders with shops catering for daily needs to be found nearby in Effingham village. A more comprehensive range of shops including two small supermarkets, doctors and dentist surgeries, a post office, a library together with a number of other independent retailers can be found approximately 1 mile away. Effingham junction train station is just over 2 miles in distance and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good 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.

