



7 Strathcona Avenue, Little Bookham,
Surrey, KT23 4HW

£425,000 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

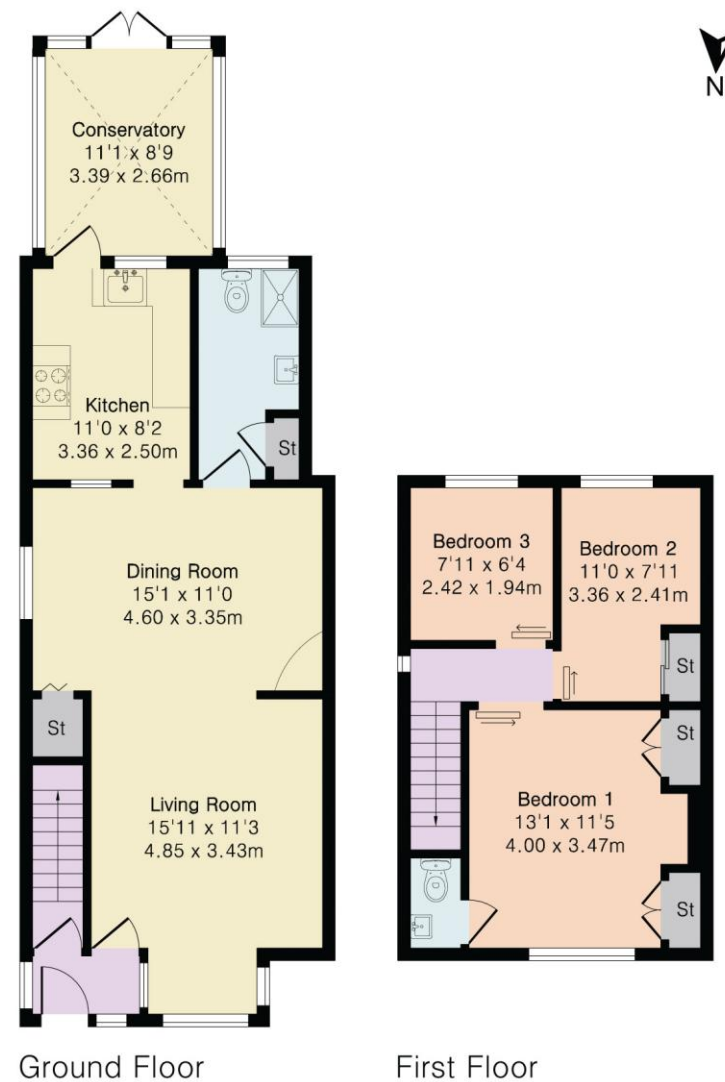
Mole Valley District Council Tel: 01306 885001
Council Tax Band: D



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



7 Strathcona Avenue, Little Bookham, Surrey, KT23 4HW
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 provides 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.

