



**28 Sole Farm Road, Bookham, Surrey**  
**KT23 3DJ**

**£770,000 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 28 can be found towards the end on your right hand side.

**Local Authority**

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



**Approximate Gross Internal Area 1288 sq ft - 119 sq m**  
**(Excluding Garage)**

Ground Floor Area 779 sq ft – 72 sq m

First Floor Area 509 sq ft – 47 sq m

Garage Area 136 sq ft – 13 sq m



## 28 Sole Farm Avenue, Bookham, KT23 3DG

A superbly appointed 3 bedroom semi detached home offering a truly delightful rear garden situated in a highly regarded residential road within easy reach of Bookham station and common.

### THE PROPERTY

Originally constructed in 1947 this lovely home has subsequently been extended and in recent years extensively modernised enabling the property to now benefit from a light, bright and contemporary feel combined with well proportioned accommodation to both ground and first floor. The former consists of a good size entrance hall, cloakroom, lovely dual aspect living room with central feature fireplace and retractable patio doors opening out onto the delightful rear garden. The kitchen provides a comprehensive range of eye and base level units together with ample quartz worktops which in turn leads through to a generous size dining/breakfast room again with patio doors to the rear. In addition there is also a separate utility room. To the first floor there are then 3 bedrooms 2 with built in wardrobes plus a luxury family bathroom with shower. The property itself is approached via its own driveway giving some off street parking which in turn leads to an attached garage. A particular feature of this property is the superb rear garden which has been delightfully landscaped and divided into two, the second part providing a large expanse of lawn, shed and greenhouse and the former to include a sun terrace, well stocked flower and shrubs and a further enclosed patio ideal for Alfresco dining. In total the garden extends to 167ft x 33ft (50m x 10M).



### 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.

