



**Guide Price**  
**£315,000**

**Freehold**

1x  1x  1x 

**Sole Farm Avenue,  
Great Bookham, Surrey,  
KT23**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Modern interior with stylish finishes
- Stunning private rear garden
- Bright & airy living space flooded with natural light
- Perfect for first-time buyers, investors or downsizers
- Driveway parking

## Accommodation

### GROUND FLOOR

Lounge: 15'5 x 9'7 (4.70m x 2.92m)

Kitchen: 10'7 x 9'7 (3.23m x 2.92m)

### FIRST FLOOR

Landing

Bedroom: 13'1 x 9'7 (3.99m x 2.92m)

En-Suite Bathroom

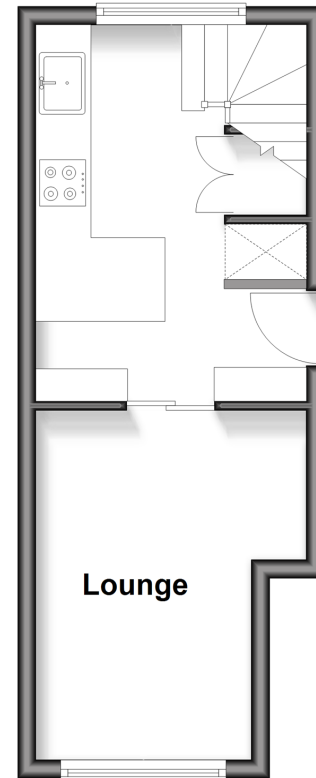
### OUTSIDE

Rear Garden

Allocated Driveway Parking

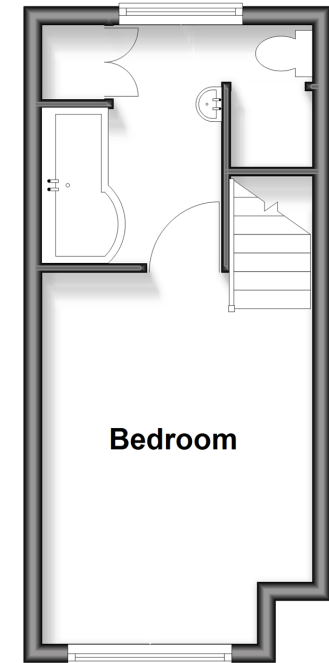
### Ground Floor

Approx. 22.1 sq. metres (237.6 sq. feet)



### First Floor

Approx. 19.3 sq. metres (207.7 sq. feet)



**Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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