





STRATHCONA AVENUE

LITTLE BOOKHAM, KT23 4HR

Detached House

**Located Adjacent To Open Countryside
Secluded South West Facing Rear Aspect
Howard of Effingham School catchment
No Onward Chain • Lovely Rural Views**

**3 Bedrooms • Family Shower Room
Fitted Kitchen/Breakfast Room
Lounge/Dining Room • Study • Cloakroom
Gas Central Heating & Double Glazed Windows
Secluded Rear Garden
Store/ Utility Room**

A rare opportunity to purchase a detached three bedroom house with no ongoing chain, situated in a sought after residential location. The property occupies a lovely position with a secluded south west facing rear garden and distant rural views over adjacent countryside. Situated in a residential location, the property is within the catchment of the highly regarded Howard of Effingham secondary school and King George V playing fields with 33 acres of open land. There is also an excellent selection of both state and private schools nearby. The local villages of Effingham and Bookham provide village shops, amenities and a regular train service to London Waterloo. National Trust countryside can be accessed at the end of Woodlands Road and leads onto 1600 acres at Polesden Lacey and to Surrey Hills, Ranmore Common and Denbies.

The accommodation comprises 3 good size bedrooms, family shower room, study, useful store/utility room and ground floor cloakroom. In addition the lounge/dining room and kitchen/breakfast room overlook the garden with distant views beyond and there is still the opportunity, if desired, to extend (STPP).

This property represents a great opportunity to acquire a detached house occupying a lovely rural position, which is rarely available, and an early inspection is thoroughly recommended.

GROUND FLOOR

ENTRANCE HALL

double glazed front door, radiator, obscure sealed unit double glazed window, door to;

STUDY 8' × 7'10" (2.44m × 2.39m)

double aspect, sealed unit double glazed window, radiator.

LOUNGE/DINING ROOM 21'5" × 16'5" (6.53m × 5m)

narrowing to 11ft, triple aspect, two radiators, coved ceiling, sealed unit double glazed windows, sliding patio doors enjoying lovely farmland views.

INNER HALL

radiator, fitted shelves, door to;-

CLOAKROOM

white suite comprising low level w.c., vanity unit, wash hand basin, mixer tap, obscure sealed unit double glazed window.

KITCHEN/BREAKFAST ROOM 13'6" × 8' (4.11m × 2.44m)

double aspect, views over the garden and neighbouring countryside, fitted with a range of wooden fronted wall and floor units, contrasting work surfaces, inset one and half bowl stainless steel sink unit with mixer tap, part tiled walls, built in Zanussi stainless steel oven, Zanussi 4 ring ceramic hob, stainless steel chimney extractor hood, breakfast bar, integrated fridge/freezer, fitted dishwasher, ceramic tiled floor, recessed ceiling lights, sealed unit double glazed windows and door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

radiator, obscure sealed unit double glazed window, door to:-

BEDROOM 1 14'6" × 12'1" (4.42m × 3.68m)

front aspect, radiator, sealed unit double glazed window, coved ceiling.

BEDROOM 2 15'3" × 9'7" (4.65m × 2.92m)

rear aspect, distant views, radiator, two sealed unit double glazed windows, built in wardrobes, coved ceiling.

BEDROOM 3 10'1" × 7'2" (3.07m × 2.18m)

front aspect, radiator, sealed unit double glazed windows, fitted shelves.

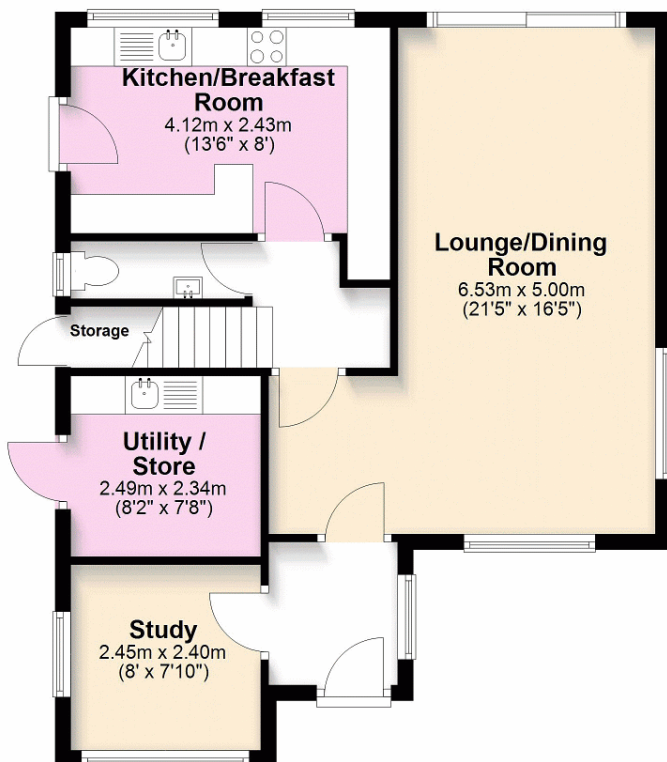
SHOWER ROOM

double aspect, white suite comprising wide shower tray, Mira thermostatic shower unit, glazed shower screen, obscure sealed unit double glazed windows, pedestal wash hand basin, mixer tap, low level w.c., part tiled walls, mirror fronted fitted medicine cabinet, radiator, access via sliding ladder to partly boarded loft with light, built in airing cupboard housing hot water cylinder, immersion heater.



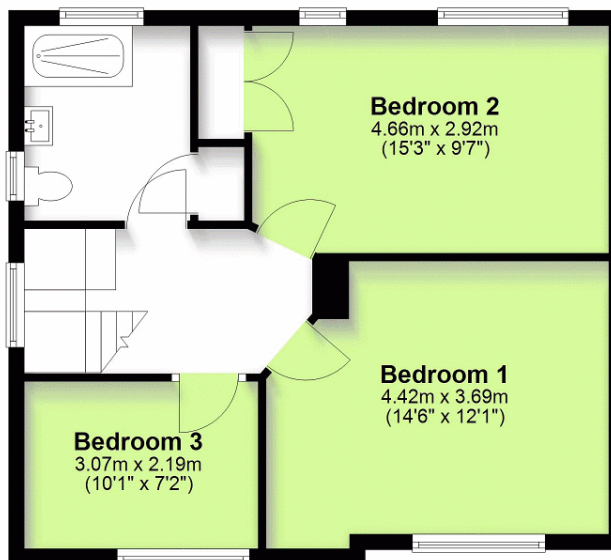
Ground Floor

Approx. 59.9 sq. metres (645.0 sq. feet)



First Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



Total area: approx. 110.0 sq. metres (1183.8 sq. feet)

OUTSIDE

STORE/UTILITY ROOM 8'2" x 7'8" (2.49m x 2.34m)

fitted with wall and floor units, work surface, Hotpoint washing machine, Hoover dryer, single drainer stainless steel sink unit, mixer tap, consumer unit & gas meter, Worcester wall mounted gas fired boiler for central heating and domestic hot water, fitted shelves.

FRONT GARDEN

Mainly laid to lawn, double width paved driveway, conifer hedge and picket fences either side. Pedestrian gate enables side access with footpath, courtesy light and useful understairs store to rear garden.

REAR GARDEN

The rear garden is mainly laid to lawn with full width paved patio. Aluminium framed greenhouse, variety of evergreens, shrubs & plants, outside cold water tap, spotlights. The garden is partly enclosed by close boarded 1.8m high panel fencing and enjoys a delightful south west facing aspect with superb views directly over the adjacent countryside

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Guildford Borough Council - Band F.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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Score	Energy Rating	Current	Potential
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55-68	D	63	
39-54	E		
21-38	F		
1-20	G		



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