



Strathcona Avenue, Effingham
Leatherhead

Offers in excess of £800,000

Bedrooms: 5

Bathrooms: 2

Receptions: 3

An exceptional five-bedroom detached family home, offering generous living spaces and a double garage, nestled in the highly desirable area of Bookham, close to fantastic walks.

On the ground floor there are three good-sized bedrooms, three versatile reception rooms, a family bathroom and a well-presented kitchen. The upper floor hosts two bedrooms, serviced by a Jack and Jill shower room.

Externally, the property benefits from a front and rear gardens, providing a pleasant outdoor space for leisure and entertaining. The building at the rear comprises of a playroom/cinema room, an additional room upstairs and a double garage which offers secure parking and additional storage solutions, enhancing the practicality of this impressive home. The property also benefits from solar panels.

Strathcona Avenue is ideally situated close to highly regarded local schools, including The Howard of Effingham School and St Lawrence Primary School. The property also benefits from easy access to King George V Playing Field, while the amenities and train stations of both Effingham and Bookham are just a short distance away.



Strathcona Avenue, Bookham, KT23

Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft
Garage = 71.7 sq m / 772 sq ft
Total = 204.8 sq m / 2205 sq ft
(Excluding Eaves Storage)

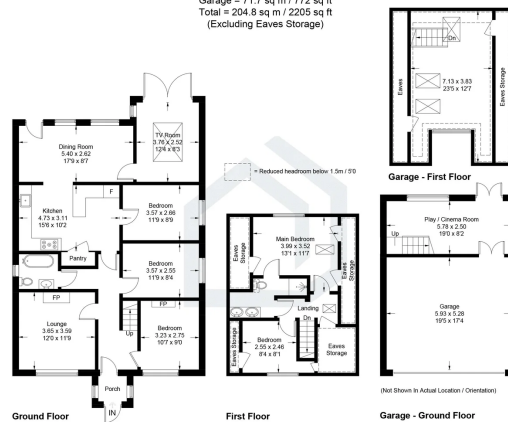


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300972)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Bedrooms: 5

Bathrooms: 2

Receptions: 3

- Five bedrooms
- Two bathrooms
- Solar panels
- Detached home
- Three reception rooms
- Impressive double garage/outbuilding
- Moments from King George V playing field
- Well-maintained long rear garden
- Close to Polsden Lacey
- Excellent location for Howard of Effingham secondary school
- Well presented throughout



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