

55 Strathcona Avenue, Little Bookham, Leatherhead, KT23 4HR

Price Guide £530,000









- THREE BEDROOM SEMI-DETACHED HOUSE
- OUTSTANDING VIEWS OVER OPEN FARMLAND
- EASY REACH OF LOCAL SCHOOLS & SHOPS
- WALK TO NATIONAL TRUST POLEDEN LACEY
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM SUITE
- GARAGE & DRIVEWAY PARKING
- NO ON-GOING CHAIN

Description

Situated in a quiet residential road with outstanding view over open farmland is this three bedroom semi-detached home, now in need of modernisation and conveniently located for excellent schools and The National Trust owned Polesden Lacey nearby. The property is being sold with the added benefit of no on-going chain.

An entrance porch leads to the front door and entrance hall, cloakroom and door onto the lounge/dining room with a useful understairs cupboard. There is ample space for a dining table and a relaxed seating area in front of sliding doors onto the garden.

The Kitchen is fitted to comprise worktops and offers space for free standing appliances . A staircase in the hallways leads to a first floor landing with an airing cupboard and access to the roofspace. Three good sized double bedrooms feature and are served by a family bathroom suite.

Outside the driveway provides parking and leads to the garage. The rear garden extends to some 78; with a sunny southerly aspect with outstanding views over open farmland and benefits from a timber garden shed.

Situation

The property is located in a popular residential road just a few minutes walk of Effingham village shops which include a bakers, a butchers, a hardware store, a small convenience store and a hairdressers. The Howard of Effingham School , St Lawrence Primary and Manor House are close to hand. with further excellent schools within easy reach.

The National Trust owned Polesden Lacey is within walking distance and makes an ideal location for country pursuits including Horse Riding, cycling and walking.

The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are four miles away and nine miles away respectively.

Further amenities include Effingham Golf Club, the popular Vineries Garden Centre and Norbury Park.

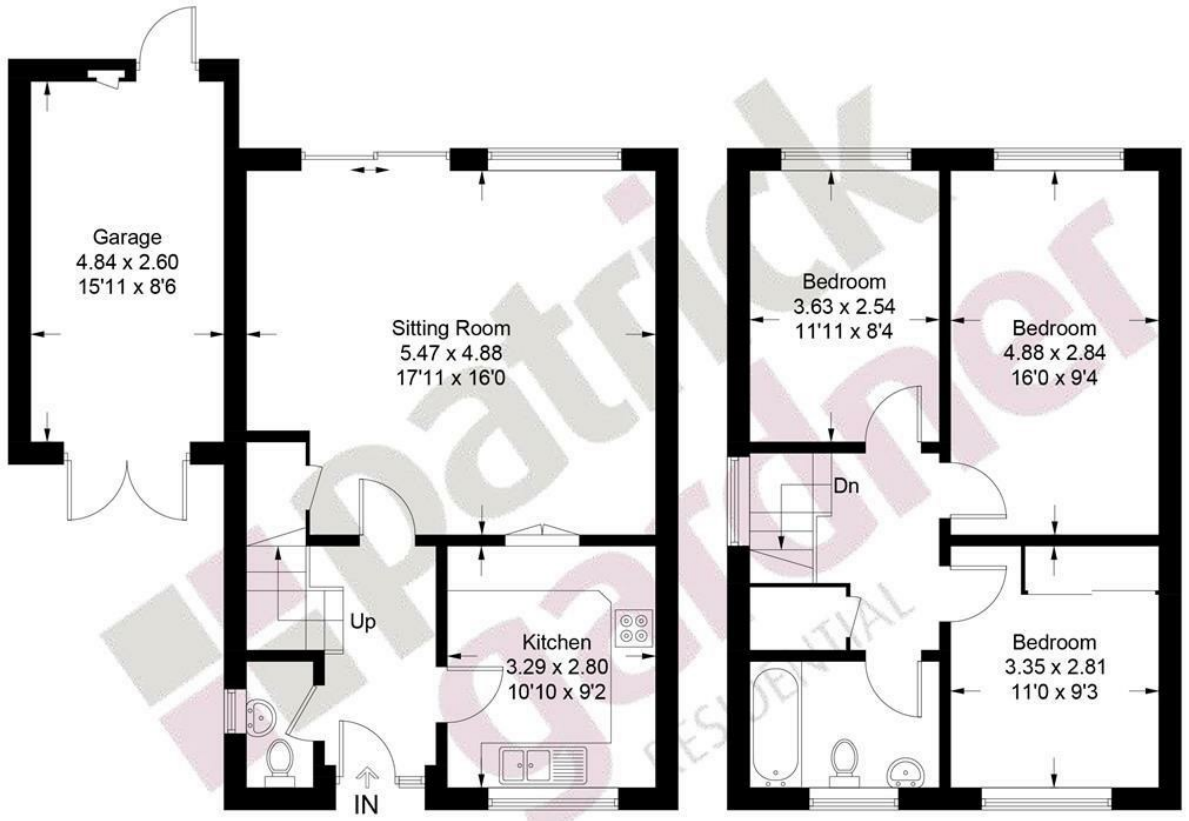
Tenure	Freehold
EPC	C
Council Tax Band	E







Approximate Gross Internal Area = 91.2 sq m / 982 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 104.3 sq m / 1123 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1268180)

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