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INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...  
...time is precious. Let's not waste it!*



## Strathcona Avenue, Bookham, Leatherhead, KT23 4HW

£575,000

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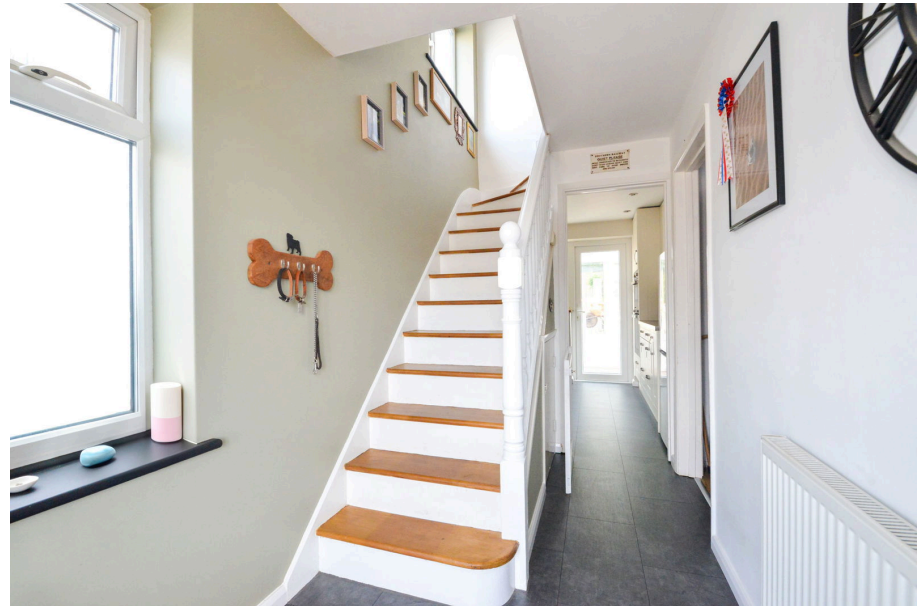
- Smart three bedroom house
- Semi-detached
- Private garden backing onto fields and woodland
- Well presented throughout
- Double length garage
- Off-street parking
- Excellent location for Howard of Effingham secondary school
- Excellent location for St Lawrence primary school
- Great transport links and proximity to the airports
- Planning permission was previously granted - please enquire to discuss



Three-bedroom house with a private driveway and ample extension opportunities. The property features a spacious living/dining room, a stunning conservatory, a large driveway, and a double-length garage. The private garden offers a patio and a large grassed area - to the rear of the gardens backs onto fields and woodland making the location both picturesque and quaint.

Strathcona Avenue is ideally located close to local popular schools with Howard of Effingham Secondary & St Lawrence Primary in very close proximity. Furthermore, Effingham Golf Club and many areas of outstanding natural beauty, including the Surrey Hills, Box Hill and Polesden Lacey are right on the door step making for incredible walking and cycling locations. The local transport links are good with junctions for the M25 and the A3 nearby. Effingham is a small village with shops and nearby the village of Bookham offers a mix of independent shops, doctors, dentist and two small supermarkets.









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Approximate Gross Internal Area = 89.1 sq m / 958.7 sq ft

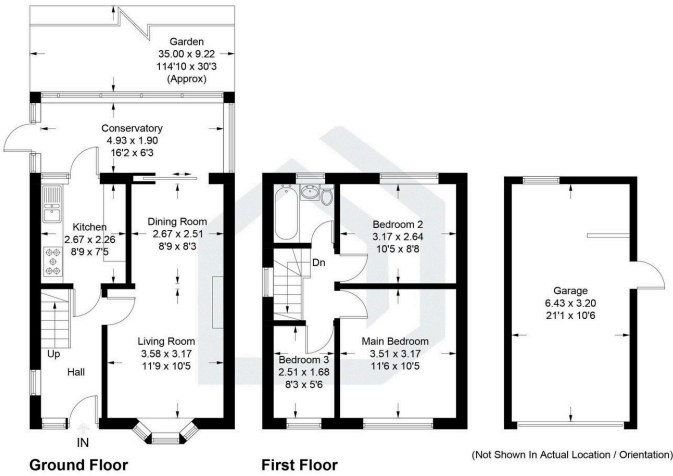


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID1083443)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	