




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

Offers Over £525,000

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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.



## Key Features

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

### Strathcona Avenue, Bookham, KT23 4HW

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

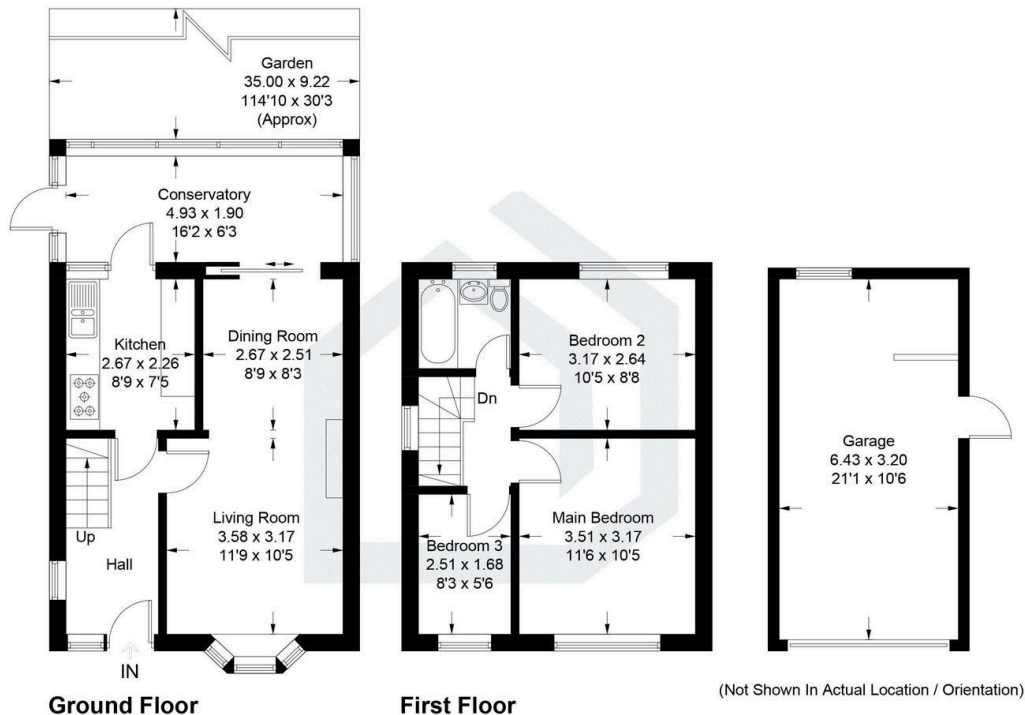


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