



Price
£565,000

Freehold

3x  1x  2x 

**Strathcona Avenue,
Bookham, Leatherhead,
Surrey, KT23**



cubitt & west
Helping you move forwards



Main features

- **Extended house with large corner fan shape garden**
- **Extension including kitchen/breakfast room and lounge plus shower/cloakroom**
- **Garage + Off road parking for 3 cars**
- **Spacious corner plot**
- **No onward chain**



Nearest Schools

Primary Schools: St Lawrence Primary 0.6 miles, The Dawnay School 1.0 miles, Eastwick Junior School 1.5 miles

Secondary Schools: Manor House School 0.5 miles, Howard of Effingham School 0.6 miles, St Teresa's School 1.2 miles



Transport Information

Train Stations: Bookham 1.5 miles, Horsley 2.1 miles, Effingham Junction 2.2 miles

Accommodation

GROUND FLOOR

Entrance Hall

Dining Room: 13'7 into bay x 10'2 (4.14m x 3.10m)

Living Room: 20'3 (6.18m) narrowing to 10'2 at narrowest point (3.10m) x 14'6 (4.42m)

Kitchen/Breakfast Room: 10'8 x 10'5 into fitted units (3.25m x 3.18m)

Cloakroom/Shower Room

FIRST FLOOR

Landing

Bedroom 1: 11'4 x 10'6 (3.46m x 3.20m)

Bedroom 2: 10'4 into fitted wardrobes x 8'8 (3.15m x 2.64m)

Bedroom 3: 8'3 x 5'4 (2.52m x 1.63m)

Bathroom

OUTSIDE

Front & Rear Gardens

Garage

Off-Road Parking

Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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