



Sole Farm Avenue, Bookham KT23 3DE

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## Sole Farm Avenue Bookham KT23 3DE

*A spacious three bedroom, two bathroom semi-detached family home situated in a convenient location close to Bookham Village. This superb house offers driveway parking and contemporary open plan living accommodation.*

Three Bedrooms

End Of Chain

Open Plan & Contemporary

Private Garden with Store & WC

Two Bathrooms

Double Glazed Throughout

Close to Excellent Local Schools

0.8 Miles to Bookham Station

Near to Bookham High Street

Gas-fired Central Heating







On entering the house a welcoming entrance hall leads to a bright triple aspect open plan living / dining room with gas fire and window overlooking the rear garden. The contemporary kitchen, with integral gas hob, double oven and dishwasher, also overlooks the garden and offers ample storage space. The ground floor also benefits from a shower room with WC and plumbing for a washing machine.

Upstairs, there are two excellent double bedrooms, a large single bedroom and a modern family bathroom.

Externally, the rear garden, which is not overlooked, is mainly laid to lawn, with a garden store and a patio area. A summer house, greenhouse and vegetable beds are located to the rear. This excellent home also offers off road parking for two vehicles.

Viewings of this spacious and superbly located home are strongly advised.



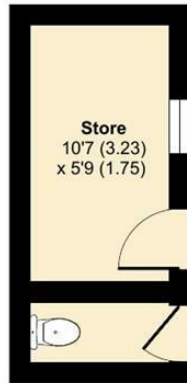
# Great Bookham, Leatherhead, KT23

Approximate Area = 1076 sq ft / 100 sq m

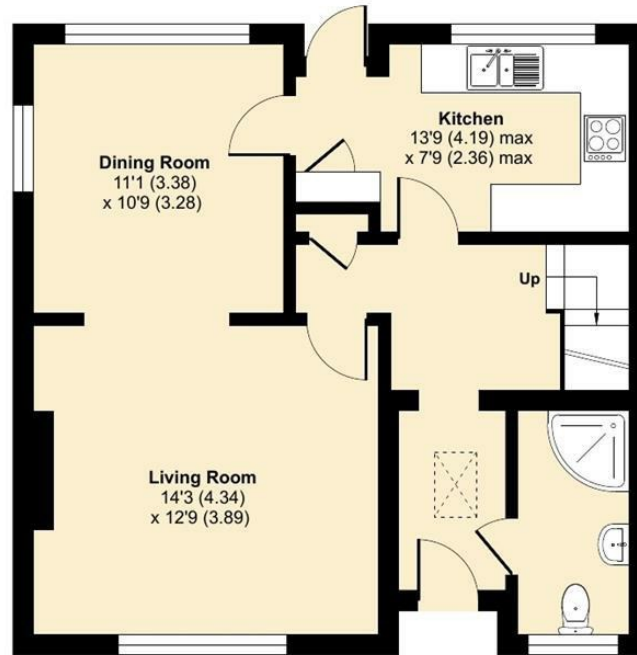
Outbuildings = 75 sq ft / 7 sq m

Total = 1151 sq ft / 107 sq m

For identification only - Not to scale



OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for V&H Homes. REF: 890888



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