



47A Sole Farm Avenue, Leatherhead, KT23 3DG
Guide price £315,000



A beautifully maintained home nestled in the corner of this friendly and quiet residential road, absolutely perfect for your first step on the ladder, an addition to your rental portfolio or a manageable downsize/bolt hole.

Accommodation includes a welcoming entrance lobby, cosy living room, a modern fitted kitchen/breakfast room with butler sink and breakfast bar, a double bedroom with fitted wardrobes and a luxury fitted upstairs bathroom with lots of natural light.

Outside there is a low maintenance enclosed garden, with an all weather lawn, a paved seating area and gated access to the front of the home where there is off street parking.

Further noteworthy benefits include a part boarded loft space, solar panels, lots of cleverly installed storage cupboards and spaces throughout and ample residents parking to the front.

Great Bookham offers a variety of amenities typical of a thriving Surrey village, centered around its traditional high street and extensive green spaces. The village is known for its busy high street featuring a range of independent, traditional retailers, including a local butchers, fishmongers, greengrocers, and bakers. There is also a local hardware store, post office, and independent gift shops. There are several established pubs, cafes, and restaurants within the village, most notable locations include Ye Olde Windsor Castle, The Royal Oak, The Anchor, and The White Horse. Popular spots for light bites include Carolina's Bookham, Adas Deli and Cafe, and Vines Coffee Shop. Bookham is

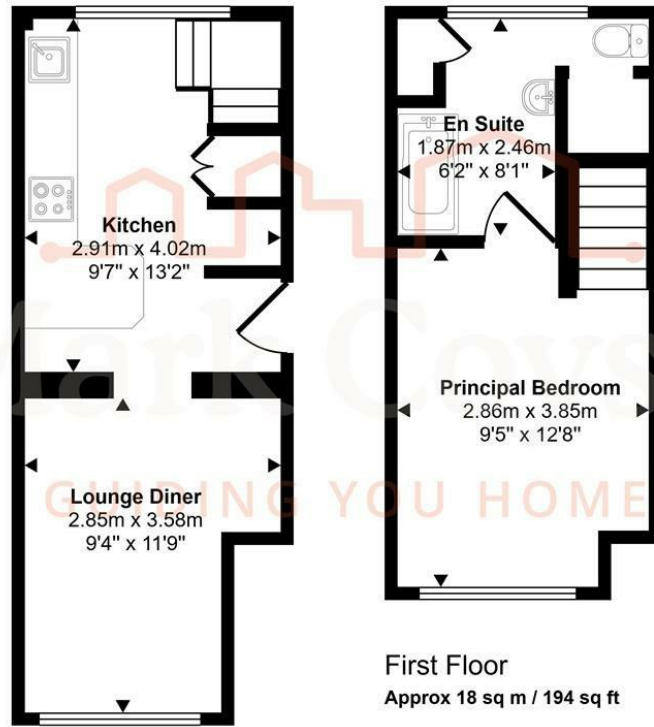




surrounded by significant National Trust properties and nature reserves.

Bookham Station provides direct links to London Waterloo (approx. 50 minutes) and Guildford. There is excellent access to the A3 and M25 (Junction 9), which links to Gatwick and Heathrow Airports, back into London or deeper into the countryside and ultimately the coastline.

Approx Gross Internal Area
40 sq m / 426 sq ft



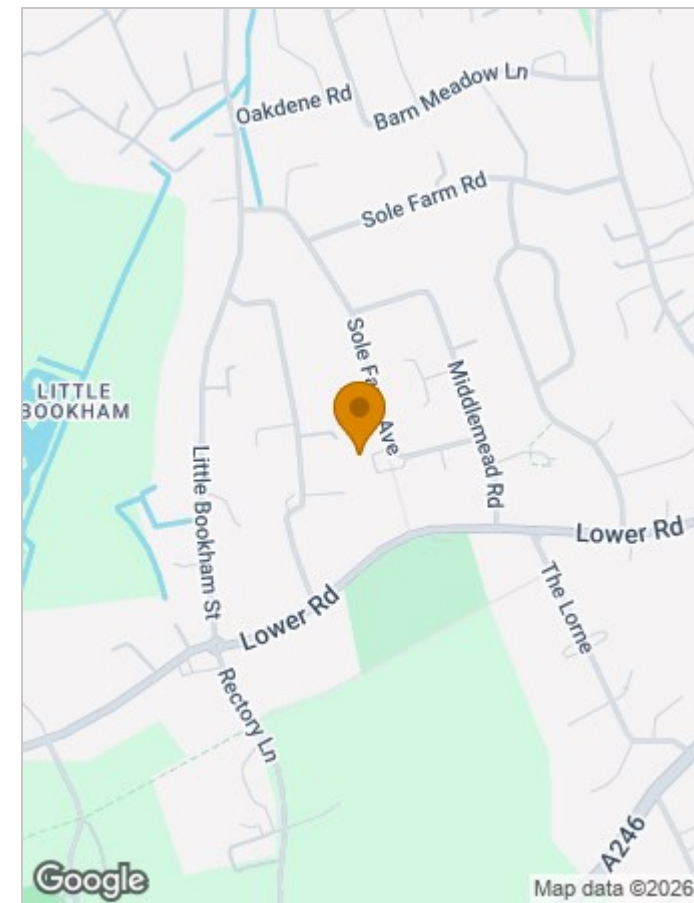
Ground Floor
Approx 21 sq m / 231 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 76 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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