



**patrick  
gardner**  
RESIDENTIAL

2 Paddock Grove, Effingham, KT24 5BF

Price Guide £650,000



- BOUTIQUE DEVELOPMENT
- SEPARATE FORMAL LOUNGE
- TWO GENEROUS DOUBLE BEDROOMS
- HIGHLY SPECIFIED LUXURY BATHROOM
- TWO PRIVATE PARKING SPACES
- 2/3 BEDROOM COTTAGE STYLE HOME
- SHAKER KITCHEN WITH AEG APPLIANCES
- THIRD BEDROOM/STUDY
- REAR GARDEN WITH MATURE BOUNDARY
- 10 YEAR BUILD WARRANTY

## Description

PADDOCK GROVE is an exclusive development of ten high-quality homes in the charming village of Effingham, Surrey. 2 Paddock Grove features stylish interiors and timber-framed windows. The attractive oak framed porch opens to a wide hallway with a convenient cloakroom. The open-plan kitchen/dining room boasts shaker style kitchen units and complementary composite stone worktops as well as NEFF appliances. Double casement doors, with glazed side panels, provide a bright and spacious hub of the home. The double doors open on to an Indian sandstone terrace and lawned garden. A sophisticated lounge is located to the front of the property and is ideal for cosy evenings.

Upstairs, an elegant staircase with painted handrails leads to a spacious landing. Two generous double bedrooms, a third bedroom/study and luxurious tiled bathroom complete the upstairs accommodation. Underfloor heating on the ground floor is powered by an air source heat pump, enhancing energy efficiency. Outside there are two allocated parking spaces to the front and a mature lawned garden to the rear. For safety and added peace of mind, this home comes with external security lighting and a 10 year warranty.

## Situation

Effingham is a highly sought after Surrey Village, with a vibrant high street offering an array of independent shops such as the greengrocer, butcher, coffee shop and bakery. There are wonderful local pubs which form the heart of the village, with quiz nights and live music. Effingham is within easy reach of Box Hill and acres of stunning Surrey countryside - there are hours of dog walking, cycling or ambling from your doorstep. Effingham Golf Course is one of the top golf courses in England, and the Cricket Club brings all generations together during the summer. Effingham Junction train station offers fast and direct trains into Central London. There are a variety of schools locally, including The Howard of Effingham - rated outstanding for the sixth form, St. Lawrence Primary and independent schools St Teresa's and Manor House.

**Tenure**

Freehold

**EPC**

TBA

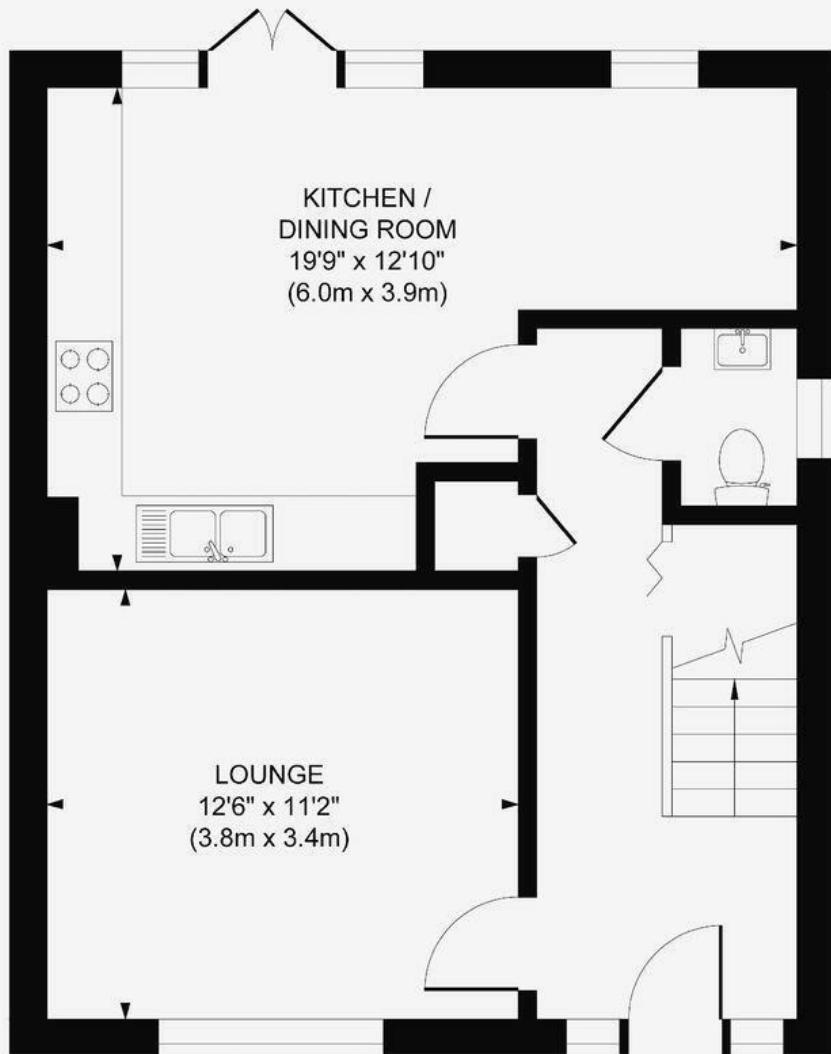
**Council Tax Band**

TBA

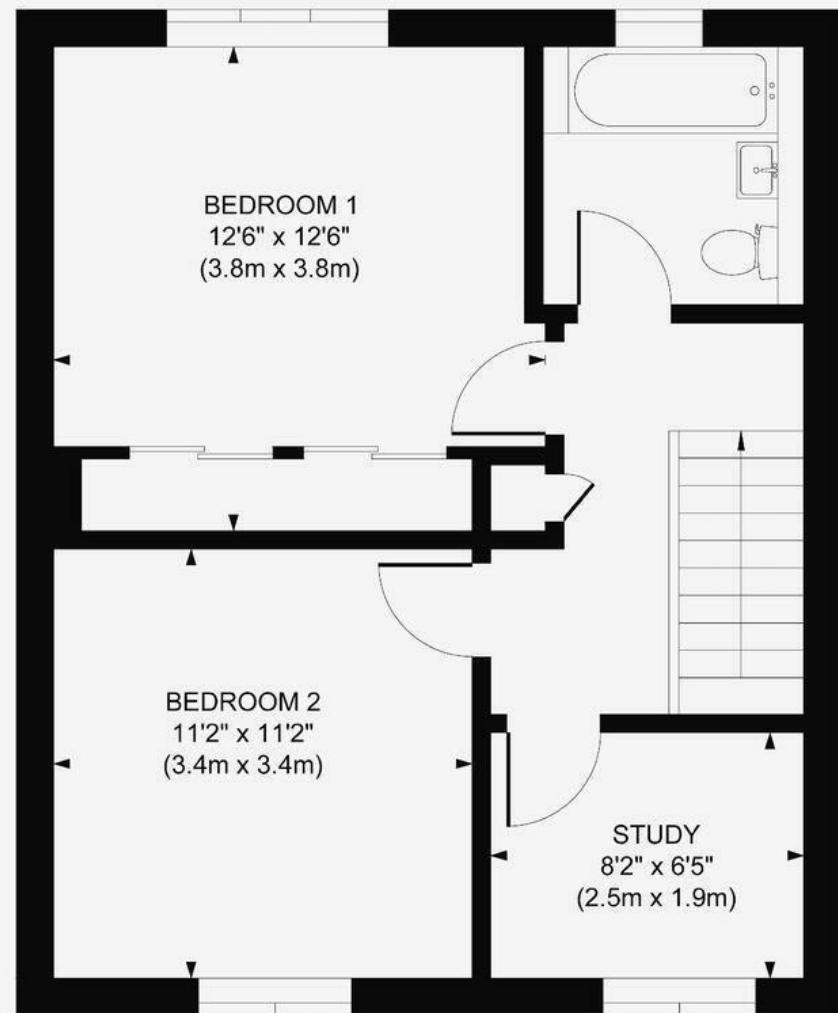


Approximate Gross Internal Area

965 sq. ft / 89.65 sq. m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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