



Bow Cottage The Street, Effingham, Surrey, KT24 5LP

Asking Price £575,000





- WELL PRESENTED HOUSE
- HEART OF THE VILLAGE LOCATION
- DOUBLE ASPECT LIVING / DINING ROOM
- FITTED KITCHEN
- SINGLE GARAGE & PARKING AVAILABLE
- 3 BEDROOMS
- WALK OF LOCAL SHOPS
- DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN

## Description

This charming property is located on The Street in Effingham being just a stone's throw away from the shops offering everything you need day to day right at your doorstep.

This mid-terrace house boasts a modern kitchen, with door into the garden, a double aspect living/dining room, three bedrooms, one with a cloakroom which could be adapted to add a shower cubicle, and a well-appointed bathroom.

The property also benefits from a garage with parking.

One of the highlights of this property is its private south-west facing garden, ideal for soaking up the sun or hosting summer barbecues with friends and family. Additionally, being just a stone's throw away from the shops means that you'll have everything you need right at your doorstep.

This property is offered with no onward chain.

## Situation

Situated in the centre of Effingham village, which offers a bakers, a butchers, a hardware store, a small supermarket, a hairdressers and a coffee shop.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust including Polesden Lacey, Bookham Common and with the Surrey Hills area of outstanding natural beauty adjacent.

Within the locality there are a number of excellent local schools both private and state funded with this property being in the catchment area for The Howard of Effingham.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

## Tenure

Freehold

## EPC

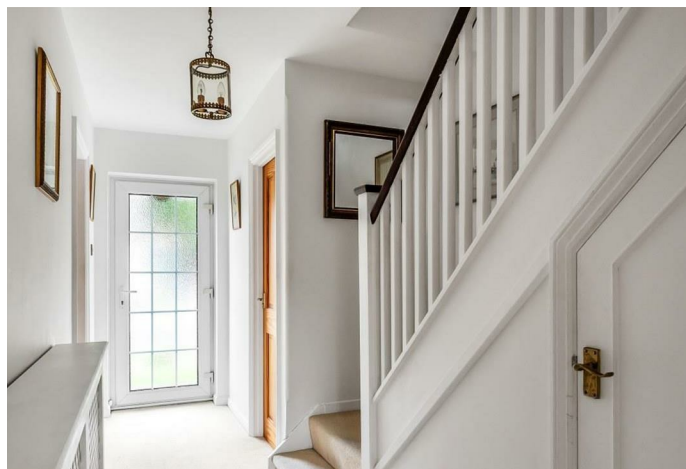
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## Council Tax Band

E

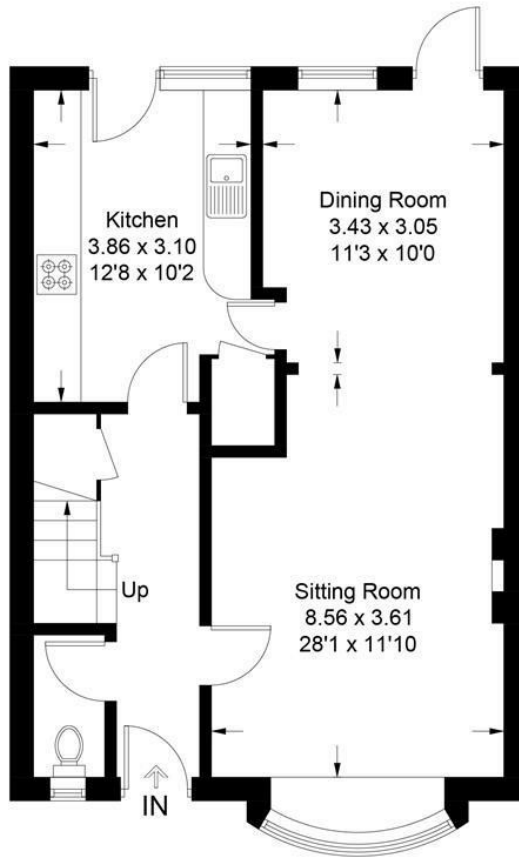
## Residents Association Charge

approx. £500 per annum

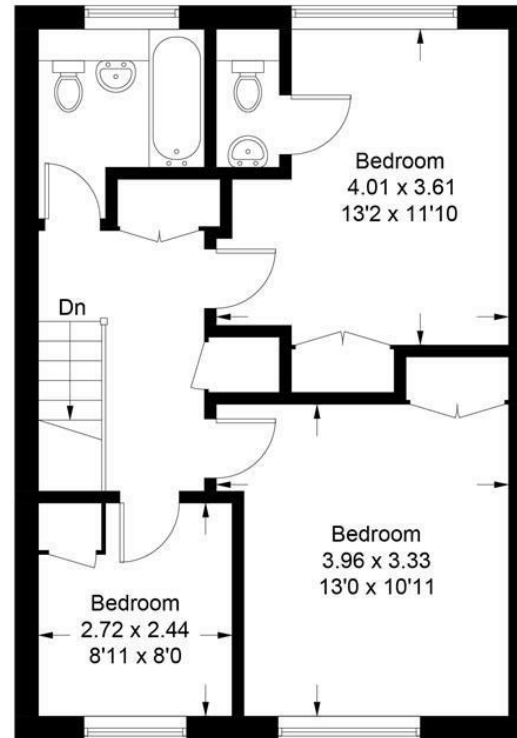




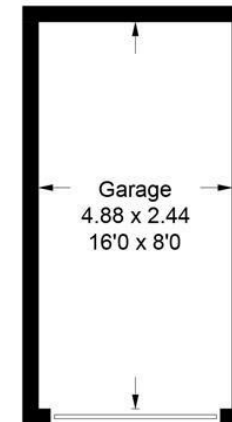
Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft  
 Garage = 12.0 sq m / 129 sq ft  
 Total = 115.9 sq m / 1247 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1130713)

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