

78 Norwood Road, Effingham, Surrey, KT24 5NX

Price Guide £600,000









- SUPERB DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- FITTED KITCHEN
- DRIVEWAY PARKING & GARAGE
- EASY REACH OF SCHOOLS & SHOPS
- HEAD OF CUL-DE-SAC
- TRIPLE ASPECT SITTING/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN
- SCOPE TO ENLARGE (STPP)

Description

Situated at the head of a popular cul-de-sac location, within easy reach of the Howard of Effingham School is this three bedroom family home which benefits from a delightful rear garden and driveway parking.

The front door opens into and enclosed entrance porch. There is a bright and spacious triple aspect living dining room with a gas coal effect fire and sliding patio doors out to the garden. The kitchen also overlooks the rear garden and offers ample storage, electric cooker, integrated slimline dishwasher and space for further appliances. A back door leads to an undercover passageway and a personal door to the garage. There is an inner hallway with a downstairs cloakroom off and stairs to the first floor.

On the first floor there are three good sized bedrooms which are served by a family bathroom suite. There is loft access from within the bathroom with a pull down ladder, light and partial boarding.

Outside there is a well maintained front garden and driveway parking leading to the garage; with an up and over door. Gated side access leads to the rear garden with a patio, lawn, garden shed and hedging borders. The garden measures approximately 37' x 34' and backs in an Easterly direction.

Situation

The property is situated within a few minutes' walk of the King George V playing fields and within the current Howard of Effingham catchment area, which is under half a mile away.

The property is within close proximity to the local junior and infant schools. Effingham village shops include a post office, a bakers, a butchers, a hardware store a small supermarket and a hairdressers. The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are four miles away and nine miles away respectively.

A wide selection of recreational facilities are available in the area such as Clandon Park, Hatchlands Park, Bocketts Farm Ranmore and Polesden Lacey.

The area is ideal for commuters as you are in easy reach of the A3 and M25 and are only two miles from Bookham station and two and a half miles to Effingham Junction Station with services to London.

Tenure	Freehold
EPC	E
Council Tax Band	F







Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft
Garage = 19.6 sq m / 211 sq ft
Total = 118.5 sq m / 1275 sq ft



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. (ID1266725)

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