



1 The Steps The Street, Effingham, Surrey, KT24 5LT

Asking Price £385,000





- CHARMING TWO BEDROOM COTTAGE
- POTENTIAL TO EXTEND (STPP)
- FITTED KITCHEN
- COURTYARD GARDEN
- OWN GARAGE

- END OF TERRACE
- GROUND FLOOR BATHROOM & W.C
- FIRST FLOOR W.C
- GARDEN STORE & SEPARATE GARDEN ROOM
- WALK TO VILLAGE SHOPS & SCHOOLS



## Description

A charming two bedroom end of terrace character cottage now in need of modernisation, offering a wealth of potential to create a superb home conveniently located at the heart of Effingham village just a stones throw from village shops and amenities nearby. Conveniently for the purchase there is no on going chain.

Steps lead to the front door and an entrance hall with a ground floor bathroom and w.c. The lounge/dining room boasts original features including exposed beams and a feature brickette fireplace. A door leads through to the kitchen which offers worktops, fitted cupboards and some integrated appliances.

A staircase leads to the first floor with the main double bedroom overlooking the front of the property. Double bedroom two has a w.c and wash hand basin along with access to the roof space.

Outside the front of the property benefits from its own garage and steps lead up to the front garden. Gated side access leads to a paved area and to the rear is a courtyard garden along with an attached garden store and a separate garden room.

NB We are required under the Estate Agents Act 1979 and the provisions of the Information regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person' as defined by that Act.

## 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**

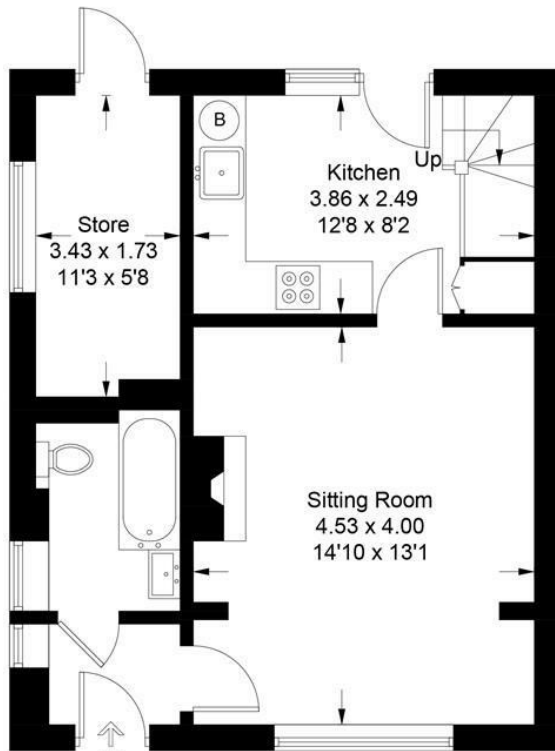
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**Council Tax Band**

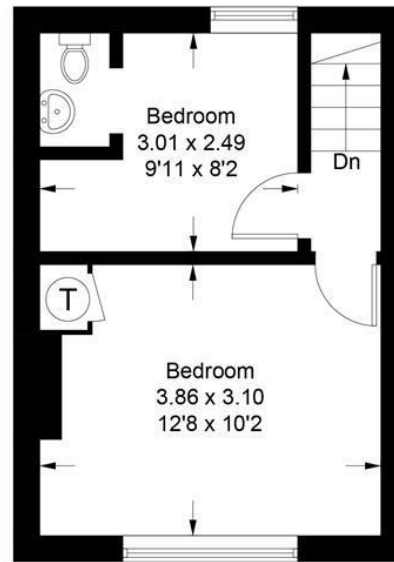
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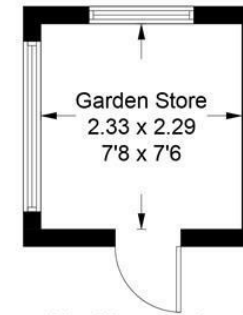
Approximate Gross Internal Area = 56.8 sq m / 611 sq ft  
 Outbuildings = 22.7 sq m / 244 sq ft  
 Total = 79.5 sq m / 855 sq ft



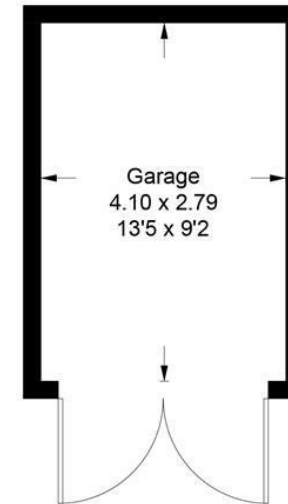
**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)



(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. (ID1215654)