9 Norwood Close, Effingham, Leatherhead, KT24 5NY

Price Guide £220,000

- MAISONETTE
- LIVING ROOM
- GARDEN ROOM
- 75FT PRIVATE GARDEN
- IDEAL FIRST BUY OR INVESTMENT
- ONE BEDROOM
- PARKING
- BRICK-BUILT STORE
- CLOSE TO AMENITIES
- NO ONWARD CHAIN

Description

This ground floor maisonette is ideally situated within minutes' walk of Effingham High Street, benefits from large private garden and parking. There is a good sized bedroom, ample storage and NO ONWARD CHAIN.

The front door leads to the entrance hall that opens into the living room and has a door to the large bedroom with built in storage cupboards. There is a bathroom comprising a white suite with wc, sink and shower.

The kitchen is fitted with a range of units and wood effect worktops with oven, gas hob, freestanding fridge freezer, washing machine and dishwasher. The living room is a lovely room with a large window overlooking the garden.

To the rear of the property a pathway takes you to a 75ft private garden with a brick-built store and a multi purpose garden room, patio and mature trees and shrubs.

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.

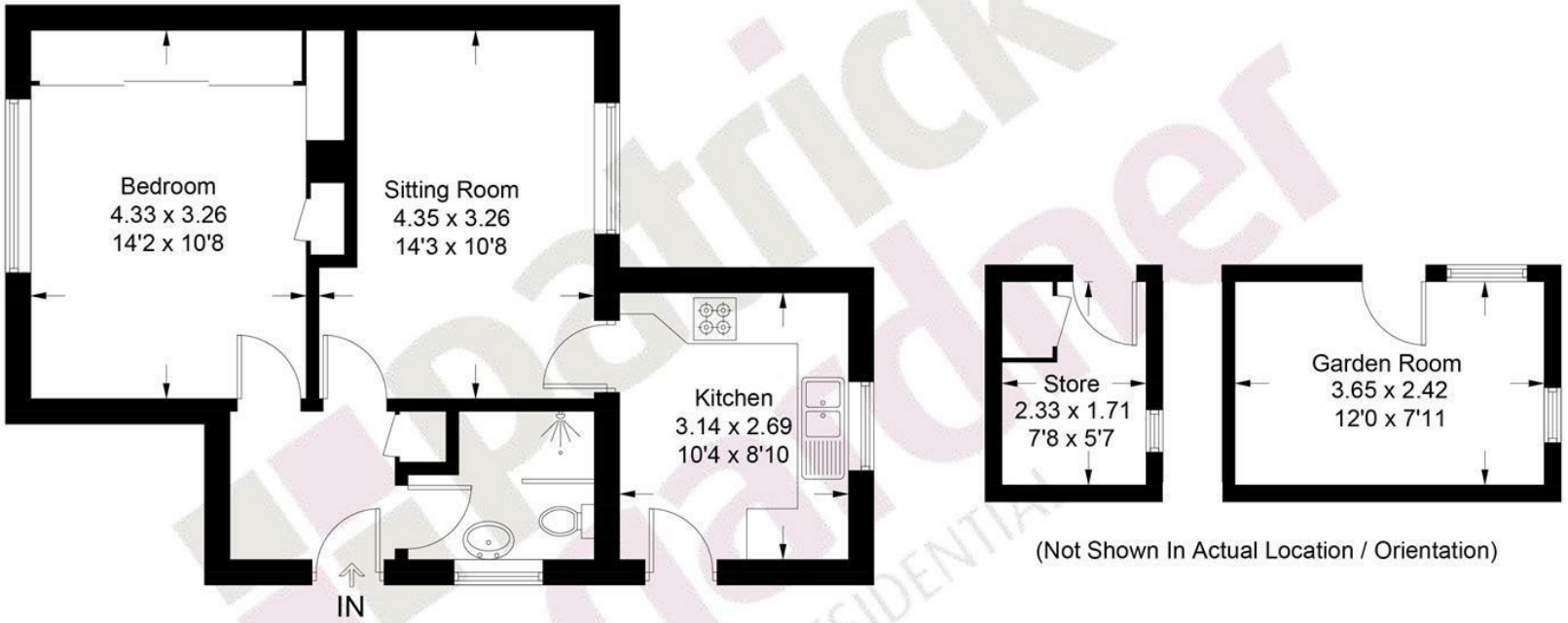
The property is within close proximity to the local junior and infant schools. Effingham village shops include a post office, a bakers, a butchers, a hardware store a small supermarket and a hairdressers. The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger 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	Leasehold
EPC	C
Council Tax Band	B
Lease	125YRS FROM 1993 (92 YRS REMAINING)
Service Charge	£349 PRE ANNUM
Ground Rent	£10

Approximate Gross Internal Area = 46.8 sq m / 504 sq ft
Outbuilding = 15.3 sq m / 165 sq ft
Total = 62.1 sq m / 669 sq ft



Ground Floor

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. (ID1316705)
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