



56 Norwood Road, Effingham, Surrey, KT24 5NX

Asking Price £645,000





- SUPERB DETACHED FAMILY HOME
- TWO SEPARATE RECEPTION ROOMS
- THOUGHTFULLY DESIGNED KITCHEN
- DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- THREE GOOD SIZED BEDROOMS
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM SUITE
- DELIGHTFUL REAR GARDEN
- EASY REACH OF SCHOOLS & SHOPS



## Description

Situated in a popular cul-de-sac location, within easy reach of the Howard of Effingham School is this three bedroom family home which has been the subject of considerable modernisation by the current owners to a high standard and benefits from a delightful rear garden and ample driveway parking.

The front door opens onto a vestibule and welcoming hallway with a useful downstairs cloakroom for guests. A light and airy sitting room offers a relaxed environment for friends and family along with a separate dining room. To the rear a thoughtfully designed kitchen features with a good range of fitted cupboards and drawers for storage along with integrated appliances.

On the first floor there are three good sized bedrooms which are served by a family bathroom suite.

Outside the property is approached via a driveway providing parking. The rear garden is a particular feature of the property and offers a tranquil space to enjoy summer al-fresco dining on as paved sun terrace and lawn with a good deal of seclusion. provided by trees and hedging.

## 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.

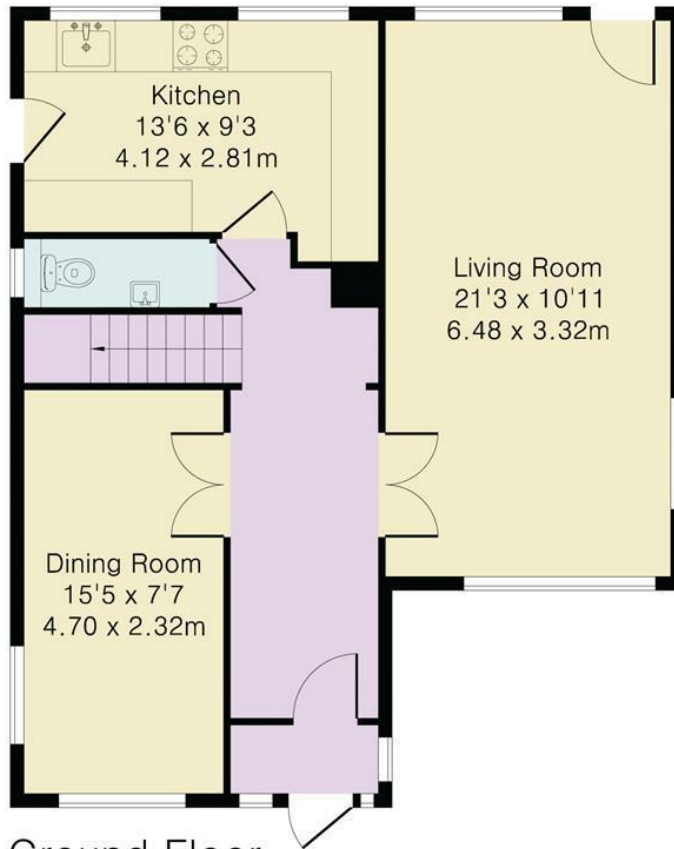
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	E



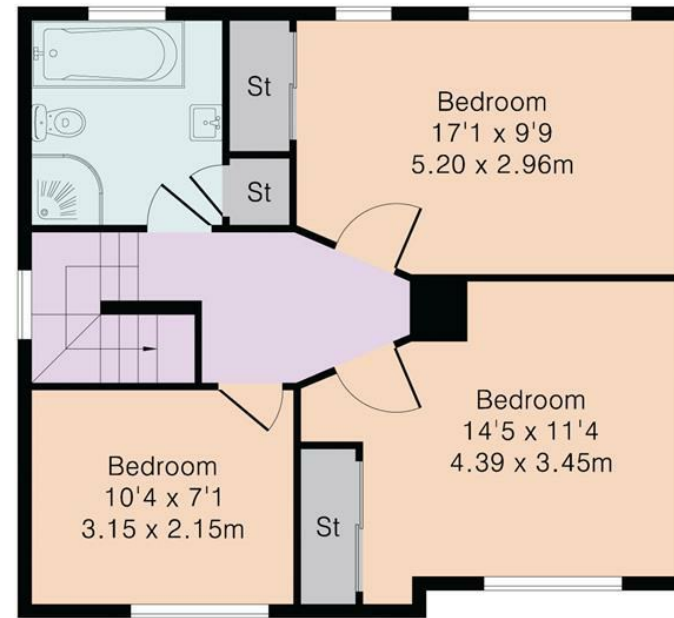
Approximate Gross Internal Area 1177 sq ft – 109 sq m

Ground Floor Area 637 sq ft – 59 sq m

First Floor Area 540 sq ft – 50 sq m



Ground Floor



First Floor

43 High Street, Bookham, Surrey, KT23 4AD

**Tel:** 01372 452207 **Email:** [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)

**[www.patrickgardner.com](http://www.patrickgardner.com)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

