



Manor Gardens, Effingham, Leatherhead, Surrey KT24 5PF

£799,950 Freehold

Manor Gardens, Effingham, Leatherhead, Surrey, KT24 5PF



- MODERNISED AND EXTENDED
- 4 BEDROOM SEMI DETACHED HOME
- CUL-DE-SAC LOCATION
- LARGE KITCHEN DINING FAMILY ROOM
- SEPARATE UTILITY ROOM
- BATHROOM & ENSUITE
- SECLUDED REAR GARDEN
- DRIVEWAY PARKING
- SHORT WALK OF EFFINGHAM VILLAGE SHOPS
- HOWARD OF EFFINGHAM CATCHMENT

**43 High Street, Great Bookham
Surrey KT23 4AD
01372 452207
bookham@patrickgardner.com
www.patrickgardner.com**

The Property

This immaculately presented 4 bedroom family home has been extended and modernised by the present owners to offer superb family accommodation and is ideally situated at the end of a quiet cul-de-sac within walking distance to the popular Howard of Effingham School and Effingham Village shops.

As you walk through the front door you are welcomed into a bright entrance hall with ample storage cupboards and a door leading to the large kitchen dining family room. The modern kitchen features a large island with breakfast bar, granite worktops, integrated appliances and is open plan to the dining and family space with doors leading out to the garden. There is a separate utility room with a storage cupboard, downstairs wc and door to outside. There is a double aspect sitting room featuring a wood burner and French doors out to the garden.

Stairs lead to the first floor landing with a cupboard housing the boiler (installed in 2021 with a 10 year warranty) and water tank and access trap to the partly boarded loft space. The main bedroom is a large room and benefits from a superb en-suite with a shower enclosure and a bath. There are two further double bedrooms, one with fitted wardrobes and a single bedroom with a built in bed and wardrobe.

To the front of the property is driveway parking for several vehicles and gated side access leading to the rear garden. To the side there is ample

secure storage for bins, logs and bikes. The secluded rear garden features a patio adjoining the rear of the property, lawn and mature hedge borders. There is a garden cabin with power (which could be insulated to make a home office space).

Situation

The property is located just a few minutes walk of Effingham village shops which 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.

The King George V playing fields are nearby and cater for rugby, cricket, football, tennis and also have a children's play area.

The area is well catered for highly regarded local schools and this property is in the current catchment area for the Howard of Effingham.

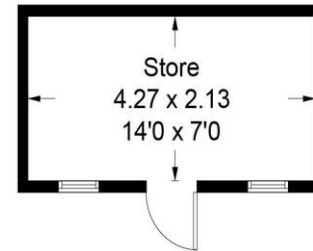
EPC **C** & Council Tax Band **E**

PGB2284

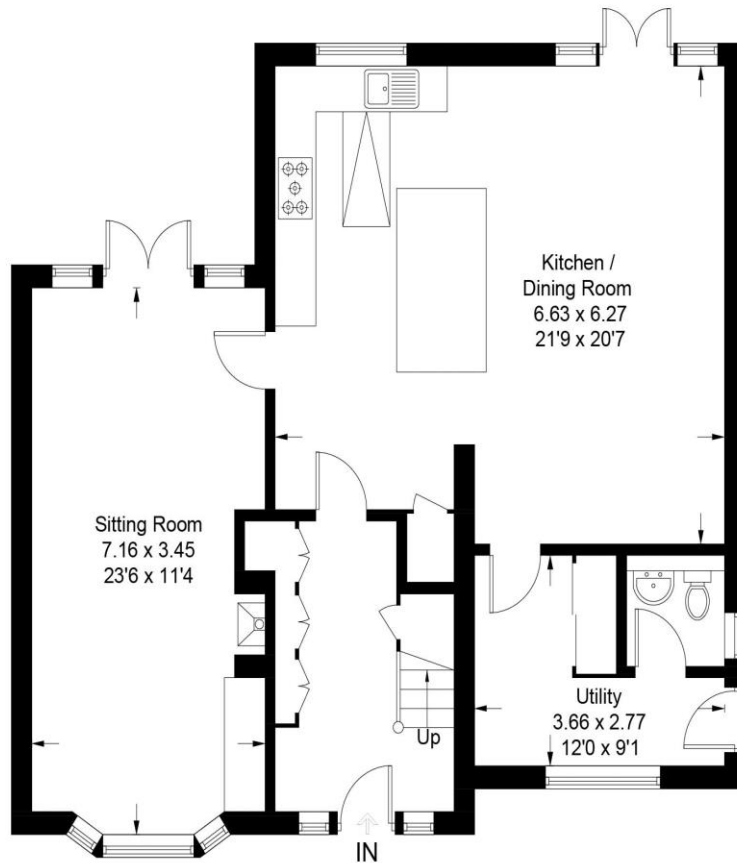




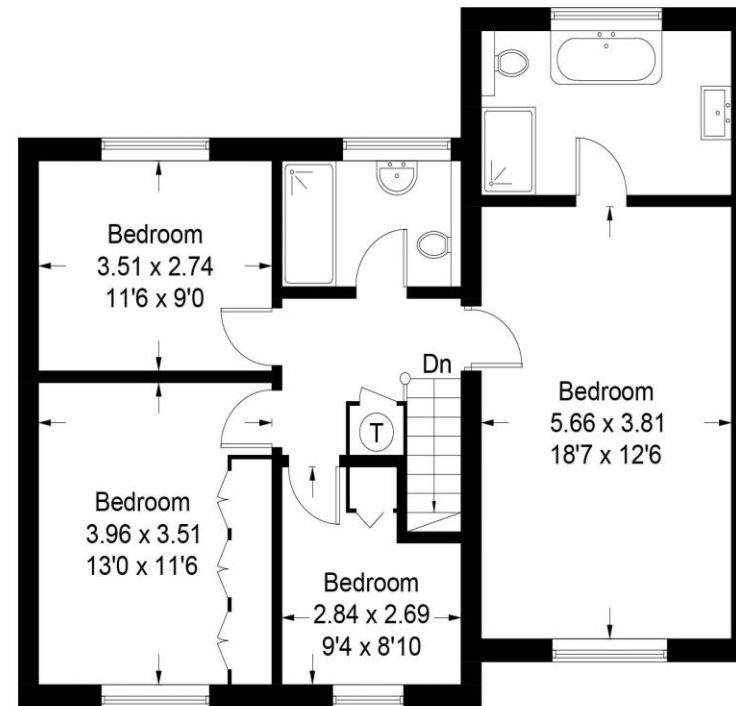
Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft
Store = 9.1 sq m / 98 sq ft
Total = 171.5 sq m / 1846 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First 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. (ID902774)

www.bagshawandhardy.com © 2022