



 **patrick
gardner**
RESIDENTIAL

11 Beech Close, Effingham, Surrey, KT24 5PQ

Asking Price £995,000



- THOUGHTFULLY EXTENDED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- EN-SUITE & BATHROOM
- DELIGHTFUL REAR GARDEN
- DRIVEWAY PARKING & GARAGE
- WALKING DISTANCE TO EFFINGHAM SHOPS
- EASY REACH OF HOWARD OF EFFINGHAM SCHOOL

Description

As you walk through the front door you are welcomed into a bright entrance hall with downstairs cloakroom off. The double aspect living room features an open fire with stone surround and patio doors leading out to the garden. There is a separate dining room and a kitchen/breakfast room overlooking the garden. Off the kitchen is a superb garden room with a vaulted ceiling and French doors to outside. There is internal access to the garage and a large utility room/workshop.

On the first floor the main bedroom benefits from a dressing room and an en-suite shower room. There are three further double bedrooms and a family bathroom which features underfloor heating and a steam shower.

To the front of the property there is driveway parking for several vehicles with a front lawn and shrub borders. The rear garden measures approximately 60' wide x 40' deep and features a patio adjoining the rear of the house with the remainder of garden laid to lawn with mature shrub borders. There is a greenhouse, shed and log store.

Situation

Beech Close is a quiet cul-de-sac located just a five minute walk to the village centre of Effingham which offers a post office, a bakers, a butchers, a hardware store a small supermarket and a hairdressers.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust with the Surrey Hills AONB adjacent. Effingham Golf Club is located just a stones throw away.

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

D

Council Tax Band

G

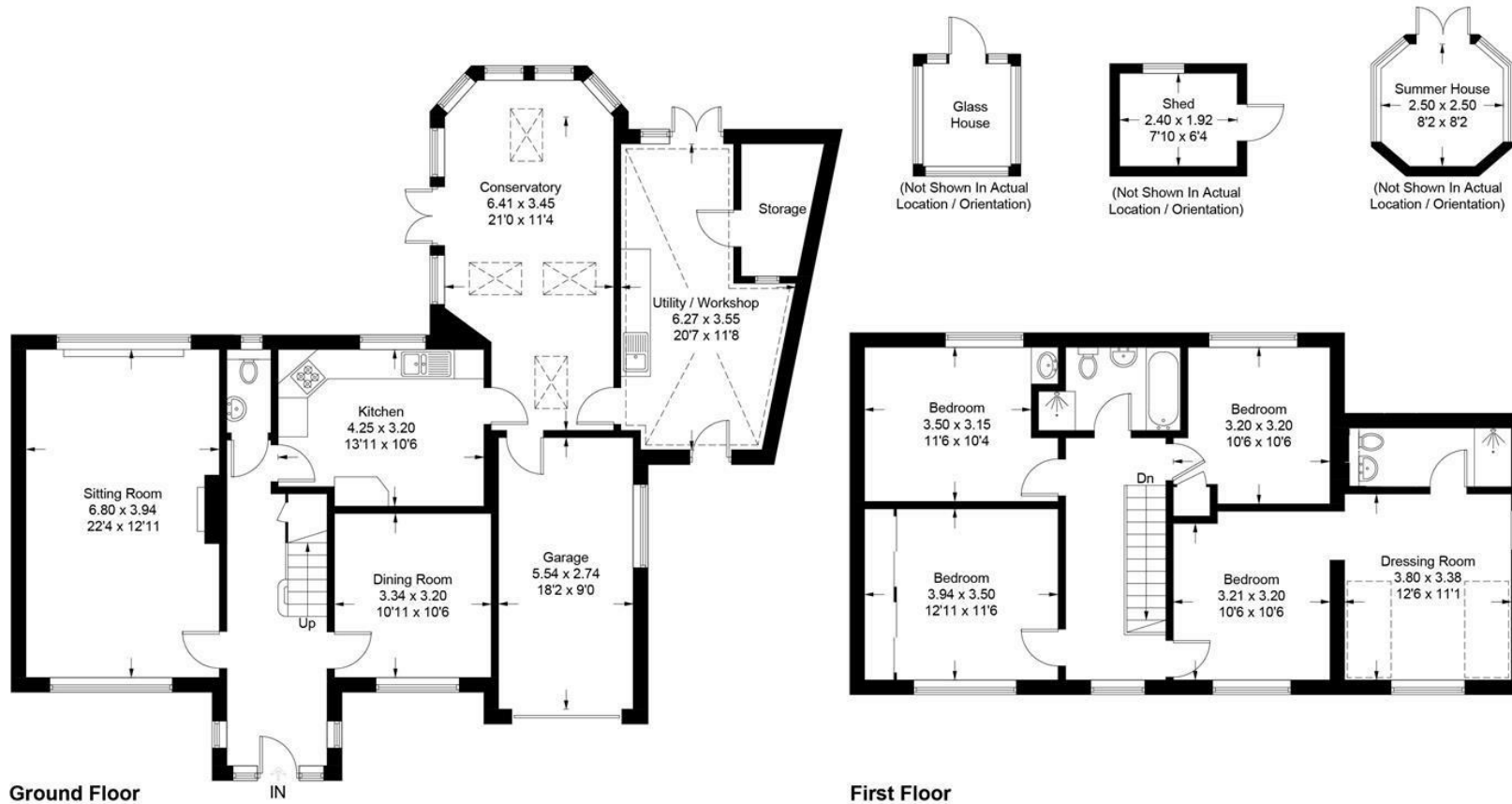


Approximate Gross Internal Area = 213.1 sq m / 2294 sq ft (Including Garage)

Outbuildings = 14.0 sq m / 151 sq ft

Total = 227.1 sq m / 2445 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID927351)

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