



30 Norwood Close, Effingham, Surrey, KT24 5NY

Price Guide £699,950



- EXTENDED AND REFURBISHED FAMILY HOME
- TWO FURTHER SEPARATE RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE AND JULIET BALCONY
- LUXURY FAMILY BATHROOM
- PART UNDERFLOOR HEATING
- STUNNING KITCHEN/DINING/FAMILY AREA
- USEFUL UTILITY ROOM
- THREE DOUBLE BEDROOMS
- 21FT STUDIO IN THE GARDEN
- NO ON-GOING CHAIN

Description

Situated in a popular residential cul-de-sac this thoughtfully extended four bedroom semi detached family house having been refurbished to a high standard offering flexible accommodation throughout including a quite superb kitchen/dining family room and en-suite to the master bedroom.

The front door opens to a welcoming central hallway with downstairs cloakroom and sitting room off. A superb kitchen/dining/family offers integrated appliances and ample storage, including an island with seating area, space for a large table and chairs/sofa with a high glass tiled floor and bi-fold doors opening onto terrace/patio. A utility room offers space for washing machine, tumble dryer with side door. A spacious family room off complements the ground floor space neatly.

Upstairs the master bedroom has an ensuite shower room, juliet balcony and built in wardrobe. Three further good sized bedrooms have the use of the family bathroom. and two of these have fitted wardrobes.

The secluded garden features a large patio and steps down to the lawn. The garden measures approximately 94' x 33' and also features a 21' studio and a store at the end of the garden.

Situation

The property is situated in cul-se-sac 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.

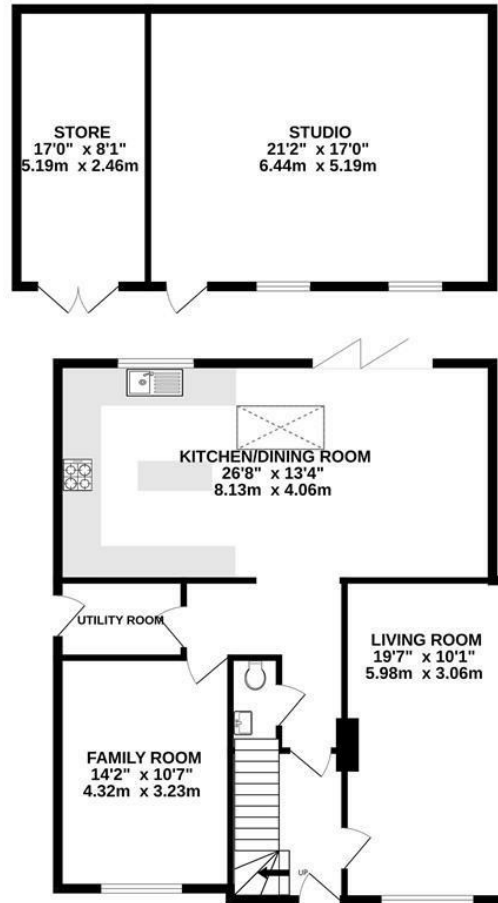
A wide selection of recreational facilities are available in the area such as Clandon Park, Hatchlands Park, Bocketts Farm Ranmore and Polesden Lacey.

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.

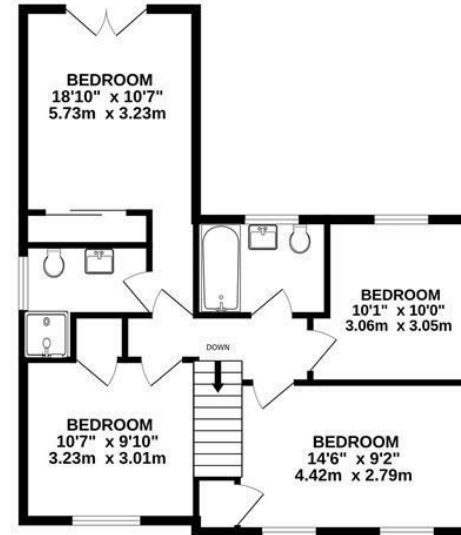
Tenure	Freehold
EPC	C
Council Tax Band	D



GROUND FLOOR
1382 sq.ft. (128.4 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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