



Yew Tree End The Street, Effingham, Surrey, KT24 5LP

Price Guide £535,000



- THREE BEDROOM END TERRACE COTTAGE • IN NEED OF MODERNISATION
- WALK TO SHOPS & AMENITIES
- DOWNSTAIRS CLOAKROOM
- UPSTAIRS FAMILY BATHROOM
- GARAGE IN NEARBY BATTERY
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- NO ON-GOING CHAIN

Description

Situated in a convenient position just a stone's throw from local village shops in the heart of Effingham village is this spacious three bedroom end of terrace cottage, now in need of modernisation and benefitting from a garage located nearby. Conveniently for the purchaser the property is offered with no on-going chain.

The front door opens onto an entrance hall with a cloakroom. The sitting room overlooks the front of the property and doors open onto the dining room. The kitchen features worktops, cupboards and space for appliances and with a door to the garden.

On the first floor there are three bedrooms and a family bathroom.

Outside gated side access leads to a rear garden and a single garage is located in a nearby battery.

Situation

Situated in the centre of Effingham village, which offers a bakers, a butchers, a hardware store, a small supermarket, a hairdressers and a coffee shop.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust including Polesden Lacey, Bookham Common and with the Surrey Hills area of outstanding natural beauty adjacent.

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

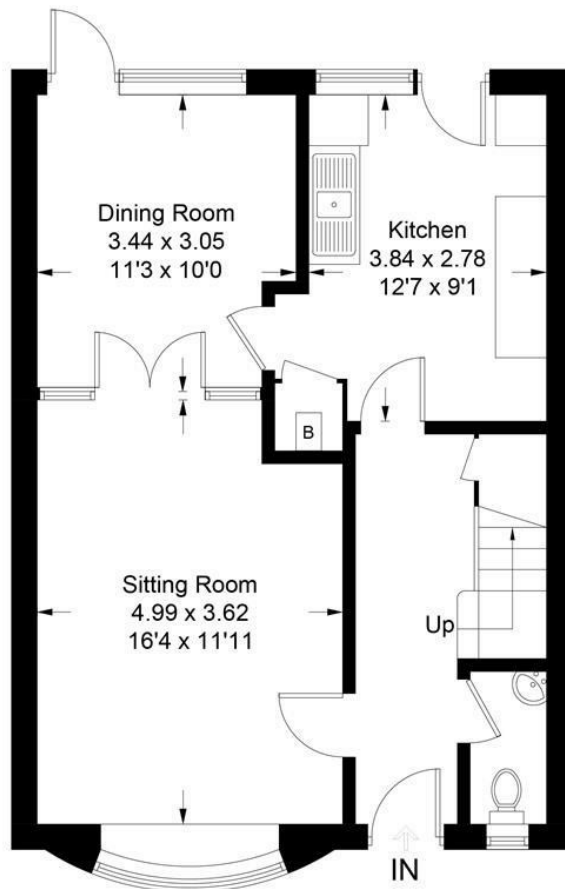
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Residents Association Charge

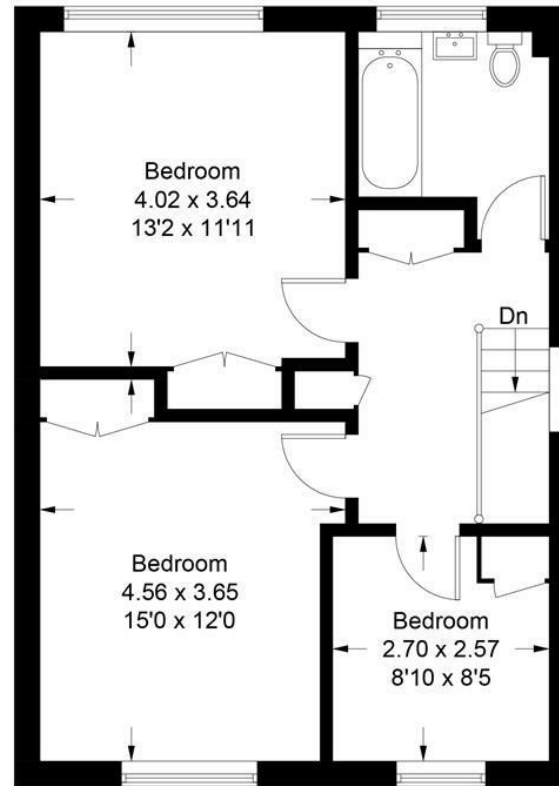
£500 per annum



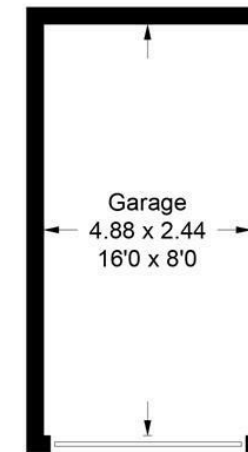
Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 115.5 sq m / 1243 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1086952)

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