



Mulberry 5 Beech Close, Effingham, Surrey, KT24 5PQ

Price Guide £1,200,000



- QUIET CUL-DE-SAC LOCATION
- 2 SEPARATE RECEPTION ROOMS
- PRINCIPAL WITH DRESSING ROOM & EN-SUITE
- PATIO FOR AL FRESCO DINING
- 5 MINUTE WALK TO VILLAGE SHOPS
- 4 BEDROOM DETACHED FAMILY HOME
- FABULOUS KITCHEN/DINING ROOM
- SECLUDED LANDSCAPED GARDENS
- DRIVEWAY PARKING & GARAGE
- CLOSE TO EXCELLENT SCHOOL NEARBY

Description

A beautifully presented detached family home set in a quiet cul-de-sac location approximately 5 minutes walk from the village shops. 4 bedrooms, 2 reception rooms, large kitchen/dining room, stunning landscaped gardens, driveway parking and garage.

Approaching the property the front door opens onto an entrance hall with a cloakroom. A dining room, currently used as a snug features. The sitting room boasts a lovely fireplace, a relaxed seating area and doors that lead onto the focal point of the property which is a sociable kitchen/breakfast room. The kitchen benefits from a good range of fitted cupboards, granite worktops and integrated appliances. Double doors open onto the patio and garden. A useful utility room also features.

On the first floor, access leads to roofspace. The principal bedroom benefits from a superb dressing room area and leads through to a luxury en-suite bathroom. Three further bedrooms are served by a family bathroom suite.

Outside an Indian sandstone patio offers plenty of room for a summer dining table and to the side a covered seating area leads to a rear personal door to the garage. The front of the property provides driveway parking up to the garage with an up and over door. The rear garden is a quiet tranquil space to enjoy with plenty of seclusion.

Situation

The property is located in a quiet cul-de-sac just a few minutes walk of Effingham village shops which include a post office, a bakers, a butchers, a hardware store, a small convenience store and a hairdressers.

There are an excellent choice of schools nearby including the popular Howard of Effingham Secondary School, Manor House School, St Teresa's and St Lawrence Primary to name but a few.

The neighbouring village of Great Bookham has a wide selection of shops including two small supermarkets, a wet fish shop and a chocolate shop and cafés to choose from while the larger towns of Leatherhead and Guildford for more extensive shopping are four miles away and nine miles away respectively.

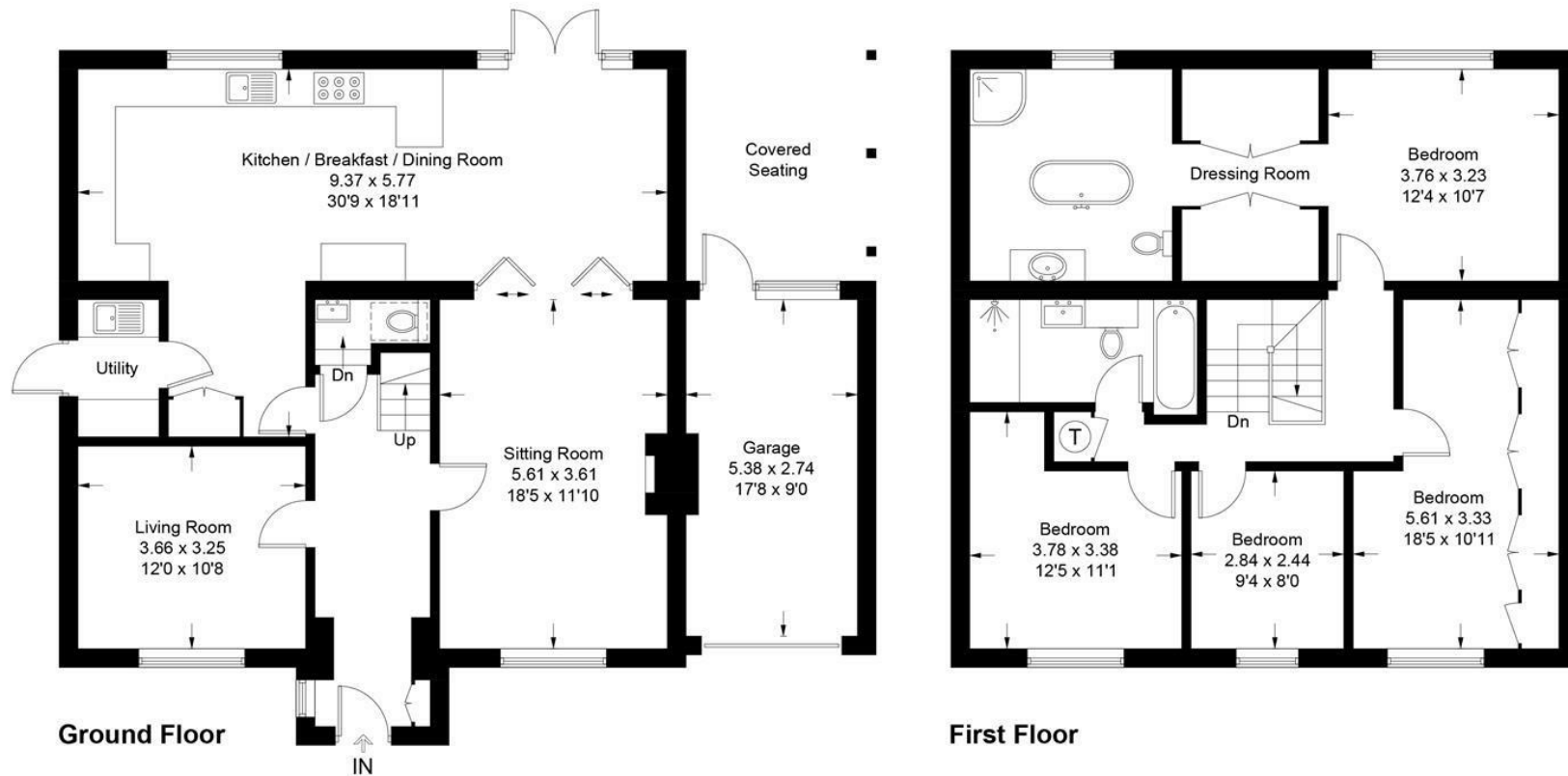
Nearby amenities include Effingham Golf Club, the National Trust site Polesden Lacey Bookham Commons and Norbury park, the gateway to the Surrey Hills which is ideal for the cycling and horse riding enthusiast.

Tenure	Freehold
EPC	C
Council Tax Band	F



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 178.6 sq m / 1922 sq ft
Garage = 15 sq m / 161 sq ft
Total = 193.6 sq m / 2083 sq ft



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. (ID1097703)
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