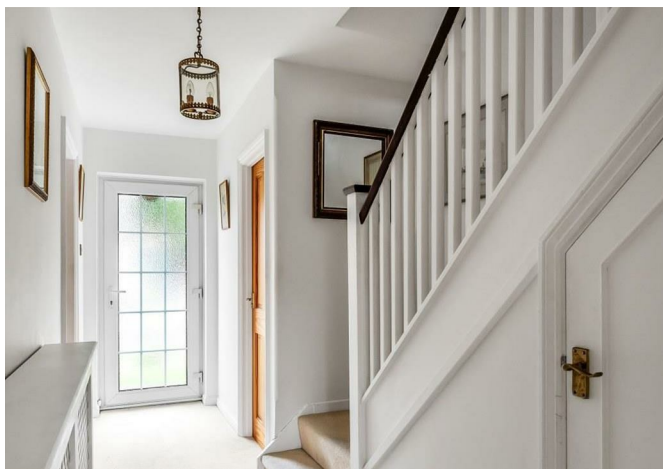




Bow Cottage The Street, Effingham, Surrey, KT24 5LP

Asking Price £595,000



- WELL PRESENTED HOUSE
- HEART OF THE VILLAGE LOCATION
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- SINGLE GARAGE & PARKING AVAILABLE
- 3 BEDROOMS
- WALK OF LOCAL SHOPS
- DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN

Description

This charming mid-terrace house is located in the sought-after village of Effingham and offered to the market with no onward chain. This property boasts a convenient location just a stone's throw away from local shops, making daily errands a breeze.

Upon entering, you are greeted by a spacious dual-aspect living dining room, perfect for entertaining guests or relaxing with your family. The kitchen is fitted with a range of cupboards along with a small breakfast bar and a door out to the garden. There is also a downstairs w/c.

On the first floor there are three bedrooms with built-in wardrobes, providing ample storage space to keep your belongings neatly organized, a family bathroom plus an en-suite cloakroom.

One of the highlights of this property is its private south-west facing garden, ideal for soaking up the sun or hosting summer barbecues with friends and family. Additionally, there is ample parking within the development and the property comes with a single garage.

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

C

Council Tax Band

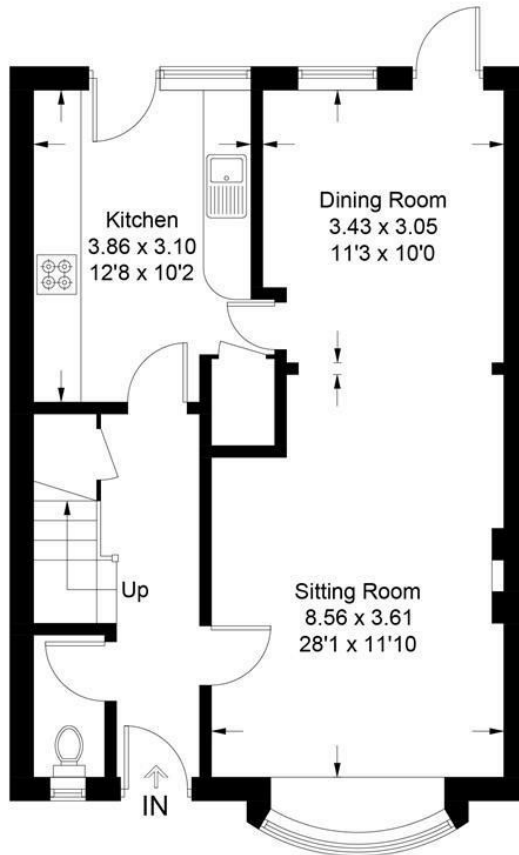
E

Residents Association Charge

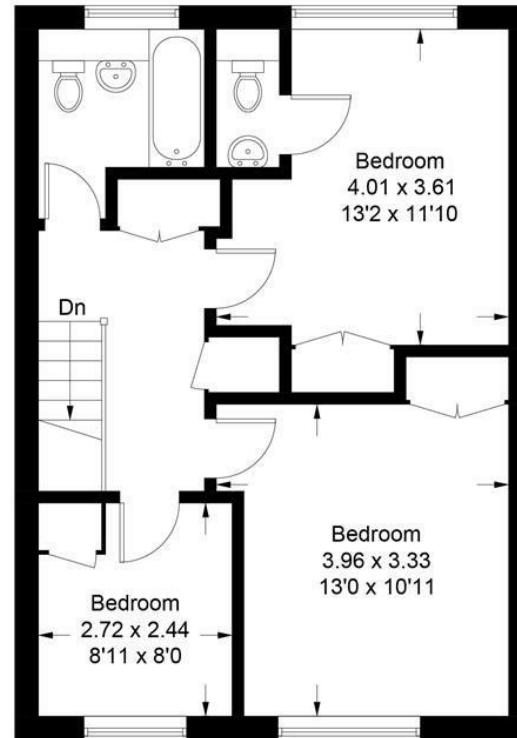
approx. £500 per annum



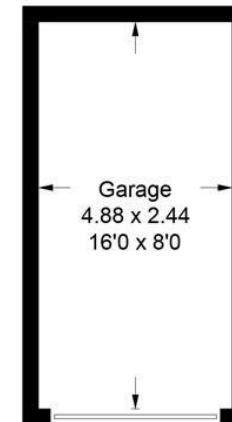
Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 115.9 sq m / 1247 sq ft



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. (ID1130713)

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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrikgardner.com

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