



1 The Street, Effingham, Surrey, KT24 5LU

Asking Price £499,950



- SPACIOUS FOUR BEDROOM SEMI-DETACHED • BEAUTIFULLY PRESENTED
- SITTING/DINING ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- RECEPTION/BEDROOM 4
- WALK TO SHOPS & SCHOOLS NEARBY
- FITTED KITCHEN
- LUXURY FAMILY BATHROOM
- PATIO GARDEN
- 4 MINUTE DRIVE OF EFFINGHAM STATION

Description

Offering four generous bedrooms and two bathroom suites is this contemporary style semi-detached townhouse situated at the heart of Effingham Village with shops, amenities and schools all within short walking distance.

The accommodation comprises:- A spacious entrance hall with a tiled flooring leads to a good size 4th bedroom/further reception room with fitted wardrobe cupboards. A staircase leads to the first floor landing with access to a light and airy sitting/dining room with a picture window and plenty of space for relaxed seating along with a room for a dining table and chairs. The kitchen features ample worktop space for preparation with a good range of cupboards and integrated appliances. Access also leads onto a the patio garden. A luxury bathroom suite with w.c is also located on the first floor.

The second floor landing opens onto three bedrooms with the principle bedroom benefitting from its own en-suite and fitted wardrobe cupboards.

Outside the property benefits from gated side access leading to a patio garden to the rear.

NB. Ground Rent is not collected and maintenance is own responsibility.



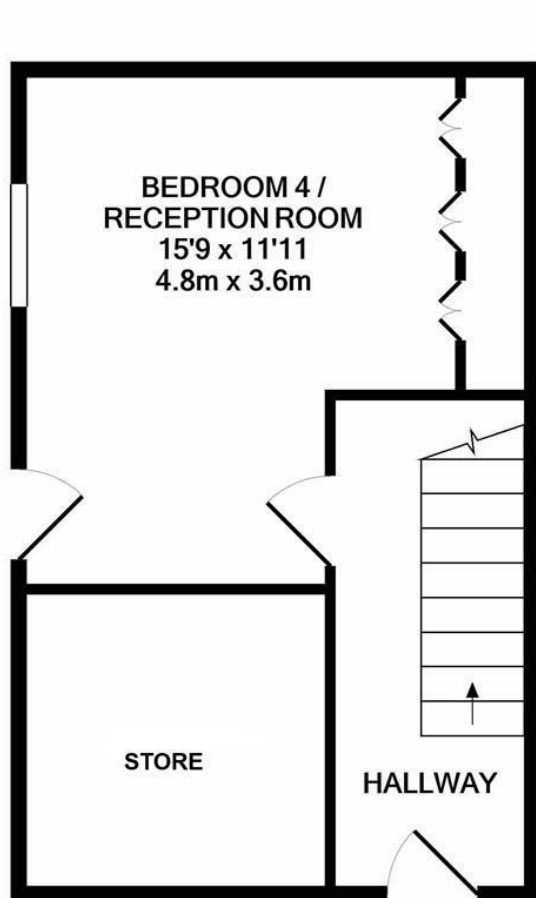
Situation

Situated within a 5 minute walk of Effingham village centre which offers a bakers, butchers, hardware store, mini-market, hairdressers and 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 and Bookham Common with the Surrey Hills area of outstanding natural beauty adjacent. Effingham Golf Club is also located just a stones throw away.

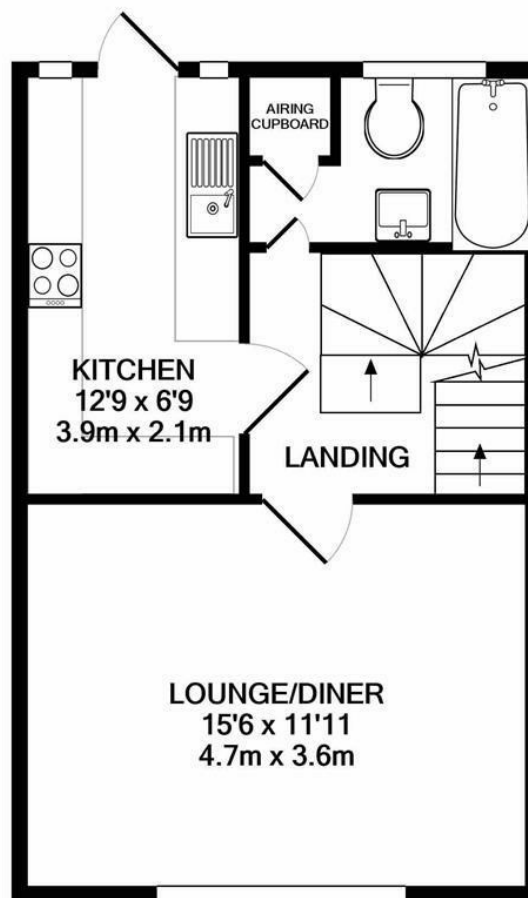
Within the locality there are a number of excellent local schools both private and state funded nearby including St Lawrence Primary, St Theresa's and Manor House School, with this property being in the catchment area for The Howard of Effingham.

Effingham Junction station is just a 4 minute drive and provides fast and frequent services to London Waterloo (45 mins), London Bridge and London Victoria. In the opposite direction Guildford is just a 20 minute train ride away. You are also within easy reach of the A3 providing access to London, the M25 and Portsmouth. Gatwick and Heathrow airports are both approximately 40 minutes away

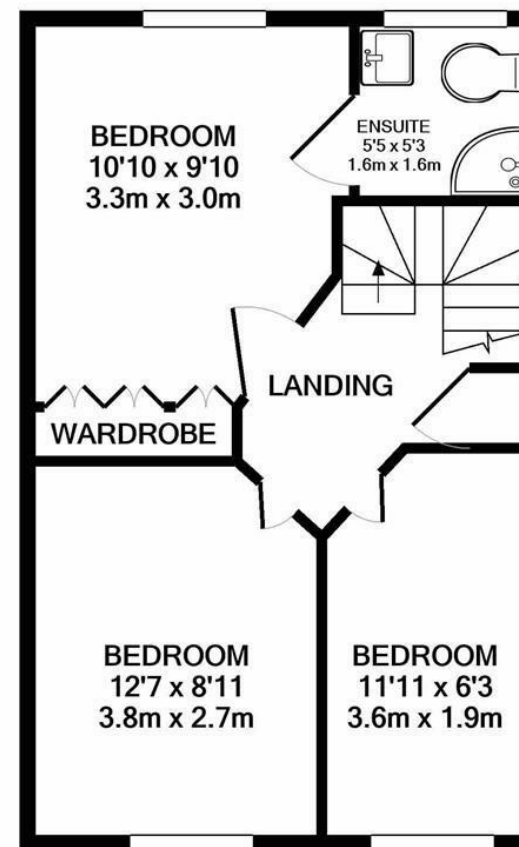
Tenure	Leasehold
EPC	D
Council Tax Band	E
Lease	999 years from 02.06.1965 (940 yrs remaining)
Service Charge	None - Own responsibility
Ground Rent	£12.50 per annum (not collected)



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020