



 **patrick  
gardner**  
RESIDENTIAL

Flat 1 Bryden House Norwood Road, Effingham, Surrey, KT24 5NT

Price Guide £280,000



- GROUND FLOOR MAISONETTE
- 1 DOUBLE BEDROOM
- OPEN PLAN KITCHEN LIVING ROOM
- BUILT IN 2018
- APPROX 2 MILES TO BOOKHAM OR EFFINGHAM STATION
- SHARE OF FREEHOLD
- PRIVATE COURTYARD GARDEN
- PARKING SPACE
- UNDERFLOOR HEATING
- IDEAL FIRST TIME BUY OR INVESTMENT

## Description

This modern one bedroom ground floor maisonette was built in 2018 and features a private courtyard garden and parking space.

As you walk through the front door your a welcomed in to a bright, dual aspect open plan kitchen dining living room. The kitchen offers a good range of units with integrated appliances including a washing machine, slimline dishwasher, fridge freezer, oven and four ring gas hob. There is ample space for a table and French doors opening to the terrace.

Off the inner hallway is a good sized storage cupboard, a shower room and a double bedroom also features French doors to outside.

To the front of the property there is a block paved driveway for one vehicle while opposite there is a free residential car park. There is a good sized storage shed that is shared with one other property and gated side access leads to the private courtyard garden.

NB We are required under the Estate Agents Act 1979 and the provisions of the Information Regulations 1991 to point out that the client we are acting for in the sale of this property is a 'connected person' as defined by that Act.

## Situation

The area is ideal for commuters as you are in easy reach of the A3 and M25 and are only two miles from Effingham Junction Station and under two miles to Bookham Station with services to London.

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 property is situated 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.

## Tenure

Leasehold - Share of Freehold

## EPC

C

## Council Tax Band

C

## Lease

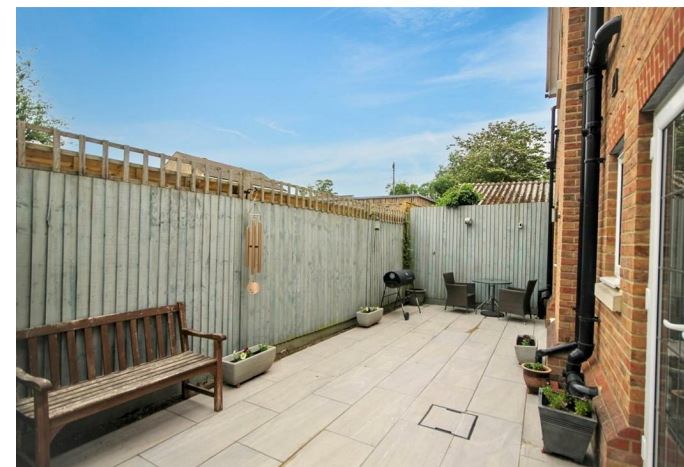
125 years from 1st January 2018

## Service Charge

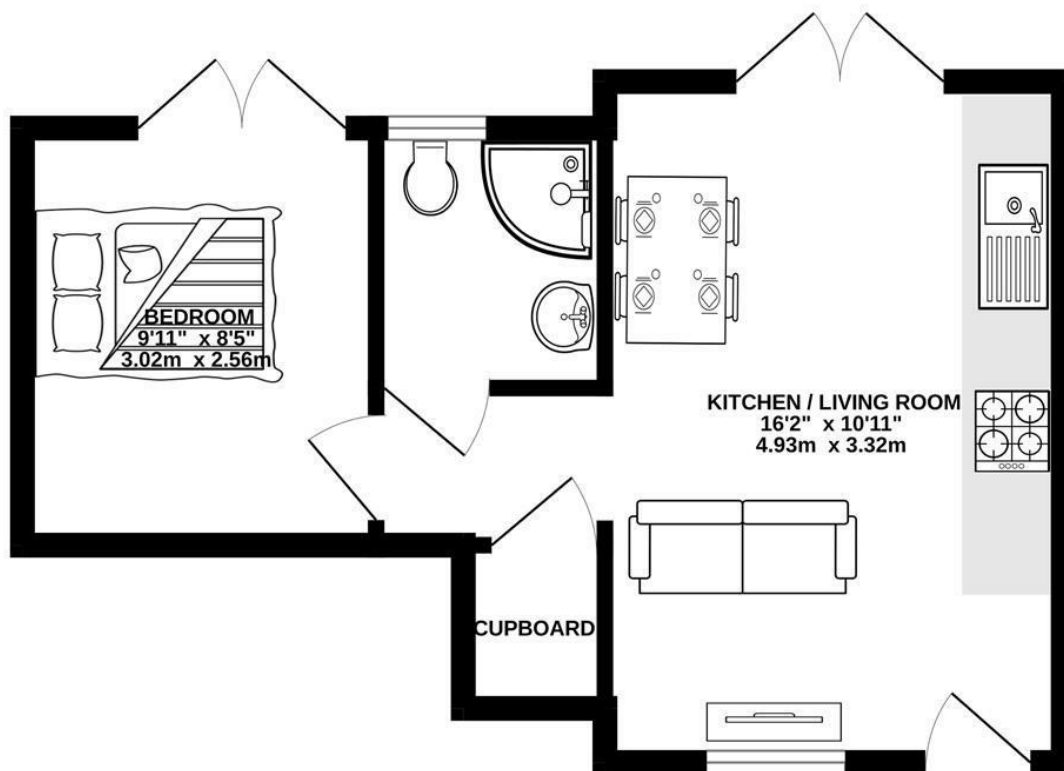
No Charge

## Ground Rent

Peppercorn



GROUND FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 327 sq.ft. (30.3 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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