



Russets The Street, Effingham, Surrey, KT24 5LQ

Price Guide £895,000





- STUNNING THREE BEDROOM SEMI DETACHED EXECUTIVE HOME
- BESPOKE KITCHEN & FAMILY ROOM
- FULL WIDTH BI FOLDING DOORS
- DRIVEWAY PARKING
- SECLUDED SOUTH WEST FACING GARDEN
- SITUATED IN THE HEART OF EFFINGHAM VILLAGE
- THREE DOUBLE BEDROOMS
- LUXURY BATHROOM & ENSUITE
- UNDERFLOOR HEATING THROUGHOUT
- CAT 6 CABLING & SOLAR PANELS

Description

Russets is a beautifully designed luxury three-bedroom home, perfectly situated in the heart of Effingham village on The Street. Constructed at the end of 2023 to an exceptional standard, this lovely property offers a host of modern features, including open-plan living spaces, underfloor heating throughout, and a good sized and secluded south-west-facing garden.

The front door opens onto a welcoming entrance hall with a convenient cloakroom for guests. The heart of the home is the stunning kitchen/dining room, complete with a central island workstation, ample storage, and a premium range of luxury appliances. This space easily accommodates a dining table and features bi-fold doors that open onto the patio and garden, seamlessly blending indoor and outdoor living. A handy pantry and separate utility room add practicality.

Upstairs, the principal bedroom impresses with a private en-suite and dressing room, while two additional bedrooms share a beautifully appointed family bathroom.

Outside, the property offers driveway parking for two vehicles and gated side access to the rear garden. The garden features a patio area ideal for entertaining, with the remainder laid to lawn, providing a versatile blank canvas to create your perfect outdoor retreat.

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.

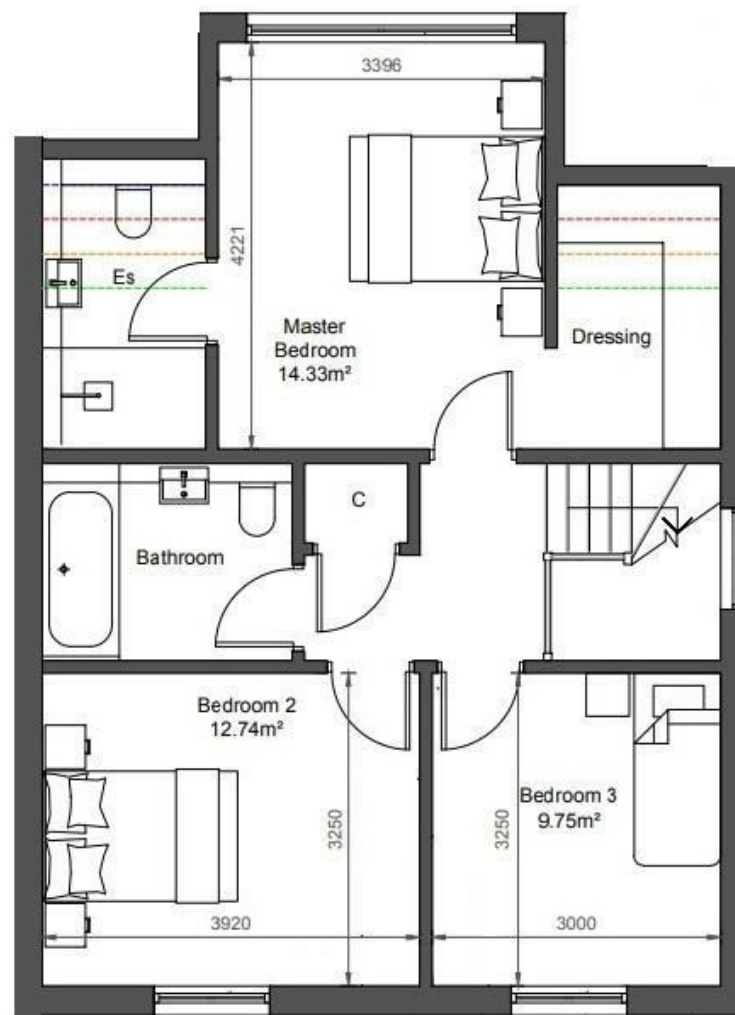
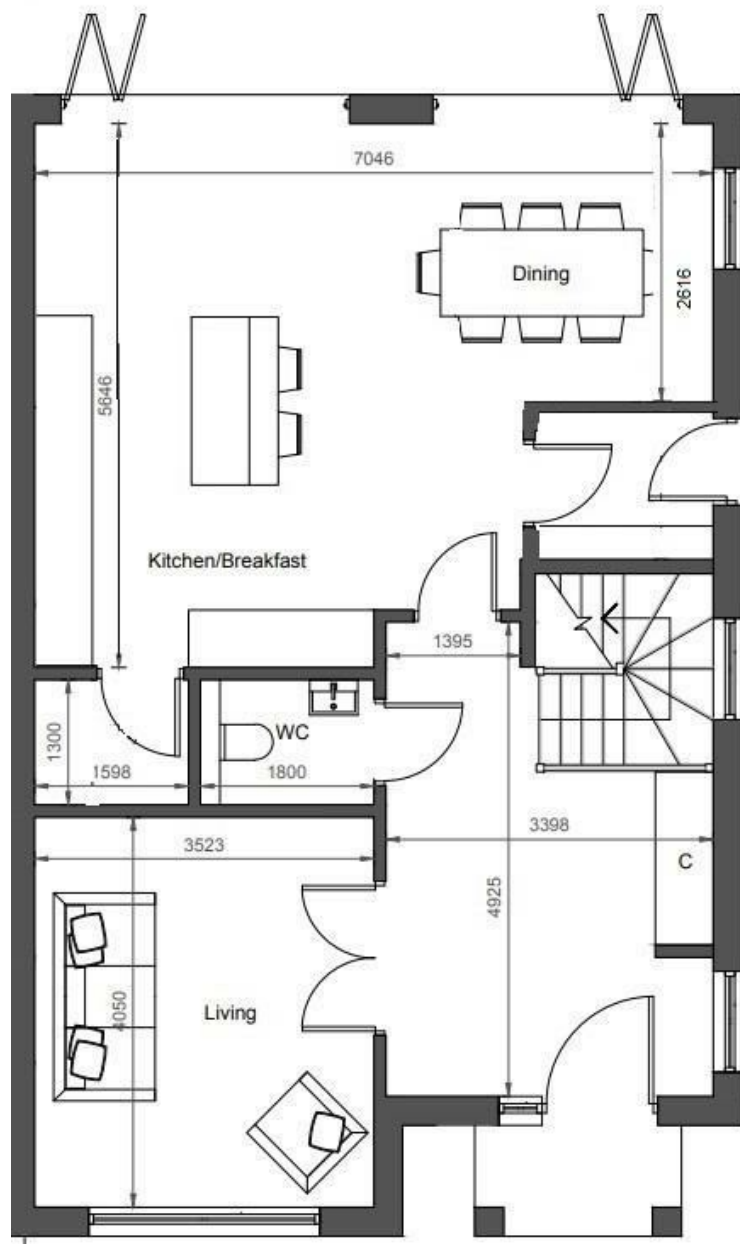
Nearby recreational facilities include the Beaverbrook Estate nestled in the Surrey Hills and a wide range of golf clubs including Effingham Golf Club (situated just a stones throw away), Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

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	B
Council Tax Band	F





**Approximate Gross Internal Area**  
**139.30 sq m / 1499 sq ft**

43 High Street, Bookham, Surrey, KT23 4AD  
**Tel:** 01372 452207 **Email:** [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

