



2 Beech Close, Effingham, Surrey, KT24 5PQ

Price Guide £995,000





- CHALET STYLE DETACHED PROPERTY
- FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- THREE FURTHER DOUBLE BEDROOMS
- DEDICATED HOME OFFICE
- HIGHLY REGARDED LOCAL SCHOOLS NEARBY
- MATURE, SECLUDED SOUTH FACING GARDEN
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE
- TWO FAMILY BATHROOMS
- DRIVEWAY PARKING AND GARAGE
- VIEWS OVER PROTECTED FARMLAND

## Description

Set within a peaceful cul-de-sac in the heart of Effingham, this beautifully presented four-bedroom detached chalet bungalow offers generous and versatile accommodation, perfectly suited to both family life and single-storey living.

The property enjoys an attractive frontage with a broad private driveway, manicured lawn, and garage. Upon entering, the sense of space and light is immediately apparent. The welcoming entrance hall leads through to an exceptional open-plan kitchen, dining, and family area — the true focal point of the home — featuring expansive windows and double doors that frame delightful views across the rear garden.

The adjoining sitting room continues the feeling of openness, creating a seamless flow of space ideal for modern living and entertaining. The ground floor also provides two comfortable double bedrooms, a family bathroom, and a dedicated study or home office.

Upstairs, the property benefits from two further double bedrooms, each offering leafy outlooks and excellent built-in storage, along with a well-appointed family bathroom.

The rear garden is a particular feature — a beautifully maintained, level expanse of lawn enclosed by mature hedging and established planting, ensuring a high degree of privacy. A broad paved terrace provides the perfect setting for al-fresco dining and relaxed summer gatherings.



## 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	G



**Approximate Gross Internal Area 1979 sq ft - 184 sq m  
(Excluding Garage)**

Ground Floor Area 1467 sq ft – 136 sq m

First Floor Area 512 sq ft – 48 sq m

Garage Area 120 sq ft – 11 sq m

