



21 Norwood Close, Leatherhead, KT24 5NY
Guide price £475,000

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Welcome to Norwood Close, where you will find this wonderful 2 bedroom house being the perfect home for those looking to downsize in Effingham or those looking for a starter home in the area.

With a driveway for approx two vehicles including side access to the garden and situated in a small side road with no through traffic, this house becomes a home within the lovely neighbourhood.

As you enter the house into the hallway you are greeted with lovely light coming through the windows at the rear of the property, with a good size kitchen and ample size living area, this house has everything you need downstairs, including a toilet.

With the garden room as an added bonus on the rear of the property as you enter through into the manageable lawned garden this property creates a warm and inviting space.

Upstairs are two great sized bedrooms with the principle bedroom having fitted wardrobes. The bathroom is situated at the top of the stairs and if you needed some extra storage space for suitcases or a Christmas tree there is a loft space as well.

Situated within Effingham, within the Guildford Council remit, there is an abundance of great local community spirit with independent local shops in both Bookham and Effingham as well as KGV playing fields a short walk away hosting football and rugby events along with a park for younger children and those a little older within the 32 acre site for the whole community to explore.





Please note this house is leasehold, with 104 years remaining on the lease with no extra charges applicable upon being leasehold and we are happy to answer any questions you may have

Book your viewing today to avoid disappointment.





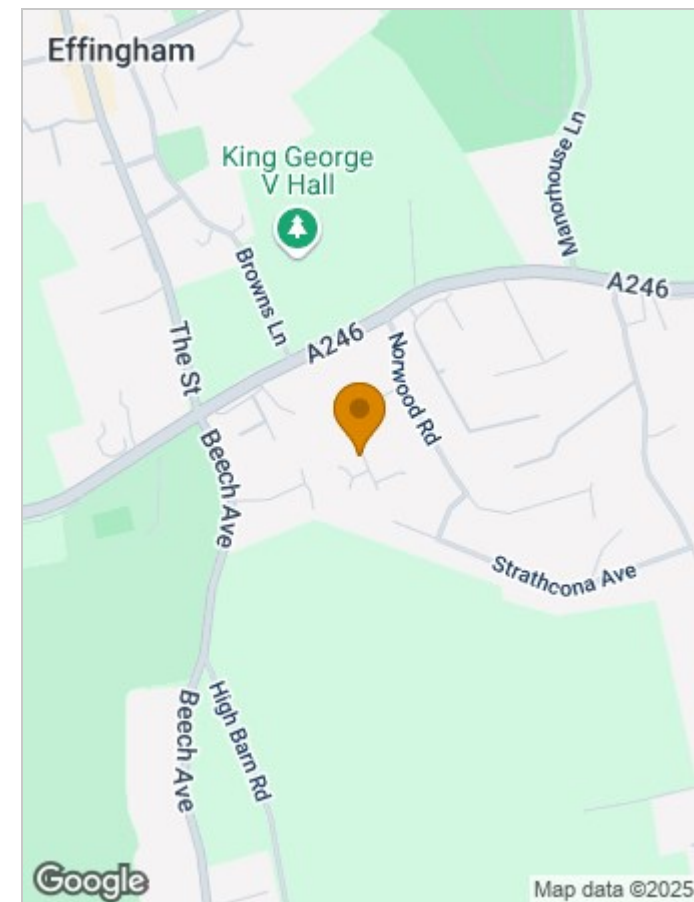
Ground Floor
Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	