



**Price**

**£385,000**

**Leasehold**

2x  1x  1x 

**Norwood Road,  
Effingham, Surrey, KT24**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Large private rear garden with patio area and cabin with electricity and heating
- Driveway
- Contemporary living, recently refurbished throughout
- Modern kitchen
- Quiet village location

## Accommodation

### GROUND FLOOR

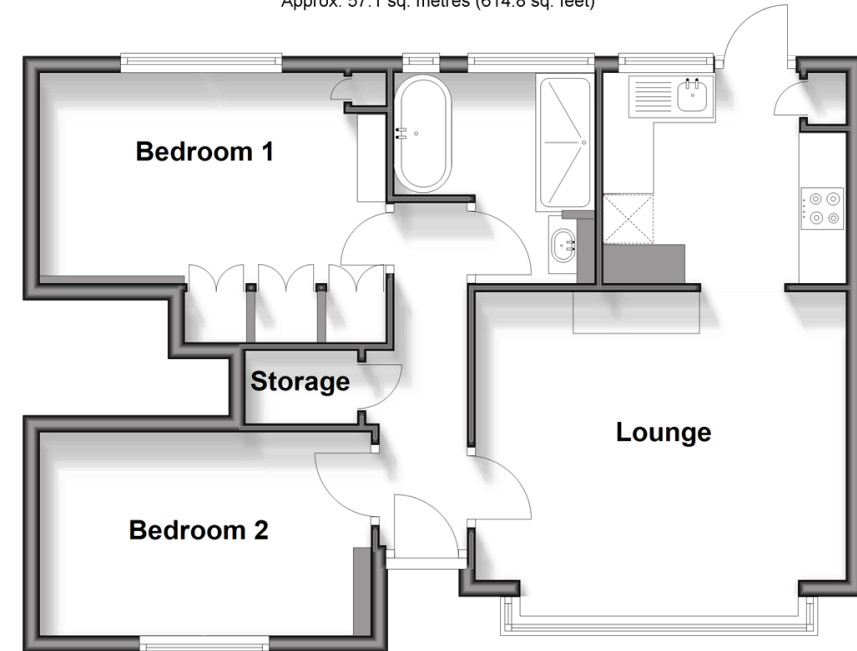
Hallway  
 Lounge: 14'4 x 10'2 (4.37m x 3.10m)  
 Kitchen: 9'3 x 8'3 (2.82m x 2.52m)  
 Bedroom 1: 13'4 x 7'3 (4.07m x 2.21m)  
 Bedroom 2: 12'9 x 7'9 (3.89m x 2.36m)  
 Bathroom

### OUTSIDE

Driveway  
 Rear Garden  
 Utility  
 Cabin/Outbuilding

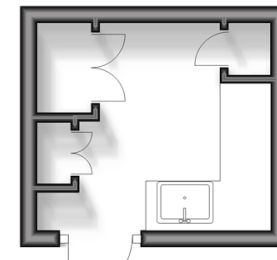
### Ground Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



### Outbuilding

Approx. 6.9 sq. metres (74.2 sq. feet)



**Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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