





## **NORWOOD CLOSE**

**EFFINGHAM, KT24 5NY**

---

**A Character House Offering Deceptively Spacious Accommodation**

**Superb Kitchen/Dining/Family Room Overlooking Garden**

**Rear Garden Extending to 100 ft**

**Within Howard Effingham School Catchment**

**4 Double Bedrooms • En Suite Shower Room**

**Family Bathroom • Reception Hall**

**Cloakroom • Lounge with Fireplace**

**Utility Room**

**Superb Kitchen/Dining/Family Room**

**Garage**

**Gas Central Heating To Radiators**

**Sealed Unit Double Glazed Windows**

**Large Paved Terrace • Private Driveway**



A CHARACTER SEMI DETACHED HOUSE which offers deceptively spacious accommodation situated in a residential cul de sac on the south side of Bookham and within walking distance of The Howard of Effingham school and close to miles of open National Trust countryside including 450 acres at Ranmore Common which can be accessed at the end of Woodlands Road. The property has been modernised and enlarged and now provides a large modern fitted kitchen/dining/family room with integrated appliances, granite work surfaces and bi fold doors opening onto the garden, separate living room, utility room and on the first floor 4 double bedrooms, ensuite shower room and family bathroom. The accommodation benefits further from sealed unit double glazed windows and gas central heating to radiators and an internal inspection is highly recommended.

## GROUND FLOOR

### COVERED ENTRANCE PORCH

Part glazed panel front door, courtesy lights :

### RECEPTION HALL

wood effect floor, feature radiator, understairs cupboard, recessed ceiling lights, door to:

### CLOAKROOM

white suite comprising low level w.c., wash hand basin, tiled splashback, extractor fan, chrome towel rail, fitted mirror.

### LOUNGE 19'6" × 10' (5.94m × 3.05m)

wood effect floor, two feature radiators, central fireplace with timber surround & mantel, fitted gas coal effect fire, recessed ceiling lights.

### SUPERB KITCHEN/DINING/FAMILY ROOM 26'7" × 10' (8.10m × 3.05m)

minimum, plus door entrance, 18'6" max. A superb room with bi fold doors overlooking the garden, fitted with contemporary gloss fronted grey wall and floor units having stainless steel bar handles, complemented with contrasting granite work surfaces and upstands, inset one half bowl single drainer stainless steel sink unit, mixer tap, built in stainless steel oven and microwave, integrated larder fridge, integrated dishwasher, inset 5 ring gas hob, stainless steel extractor above, concealed lighting, recessed ceiling lights, wood effect floor, two feature radiators, heating thermostat control, bi fold doors opening onto large terrace.

### UTILITY ROOM 12'2" × 4'6" (3.71m × 1.37m)

comprising a range of white gloss fronted wall and floor units with contrasting work surfaces, inset circular stainless steel sink unit, integrated freezer, plumbing and space for washing machine & dryer, wall mounted Worcester combination gas fired boiler, wood effect floor, double glazed door to outside, door to garage.

## FIRST FLOOR

### FIRST FLOOR LANDING

access to insulated loft via sliding ladder, recessed ceiling lights, door to:

### PRINCIPAL BEDROOM 16'7" × 10' (5.05m × 3.05m)

max into door entrance, built in double wardrobe, two radiators, recessed ceiling lights, double glazed doors & Juliette balcony overlooking garden, door to:

### EN SUITE SHOWER ROOM

white suite comprising corner shower cubicle with fitted glazed shower screen and sliding doors, thermostatic shower unit, handheld shower and fixed rainfall shower, low level w.c., vanity unit with fitted cupboards under, wash hand basin, radiator/chrome towel rail, extractor fan, recessed ceiling lights.

### BEDROOM 2 14'2" × 8'11" (4.32m × 2.72m)

front aspect, radiator, wood effect floor, built in wardrobe, recessed ceiling lights.

### BEDROOM 3 10'6" × 10'4" (3.20m × 3.15m)

rear aspect, radiator, wood effect floor, recessed ceiling lights.

### BEDROOM 4 10' × 9'3" (3.05m × 2.82m)

front aspect, radiator, wood effect floor, recessed ceiling lights.

### FAMILY BATHROOM

white suite comprising panel bath with mixer tap, thermostatic shower unit with hand held shower, glazed shower screen, fully tiled surrounding walls, low level w.c., vanity unit with drawers under, wash hand basin, recessed ceiling lights, tiled floor, shaver point, radiator/chrome towel rail, extractor fan.



## OUTSIDE

**GARAGE** 14'6" x 10'4" (4.42m x 3.15m)

light & power, electric roller door, door to utility room.

### DRIVEWAY

hard surfaced providing off road parking, mature evergreen hedge, gate enables side access and leads to the rear garden.

### REAR GARDEN

mainly laid to lawn extending to approx 100 feet with extensive paved terrace, conifer tree, enclosed by 1.8m high close boarded panel fencing.

### TIMBER GARDEN SHED

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Guildford Borough Council Tax Band D.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

**BOOKHAM SALES OFFICE**

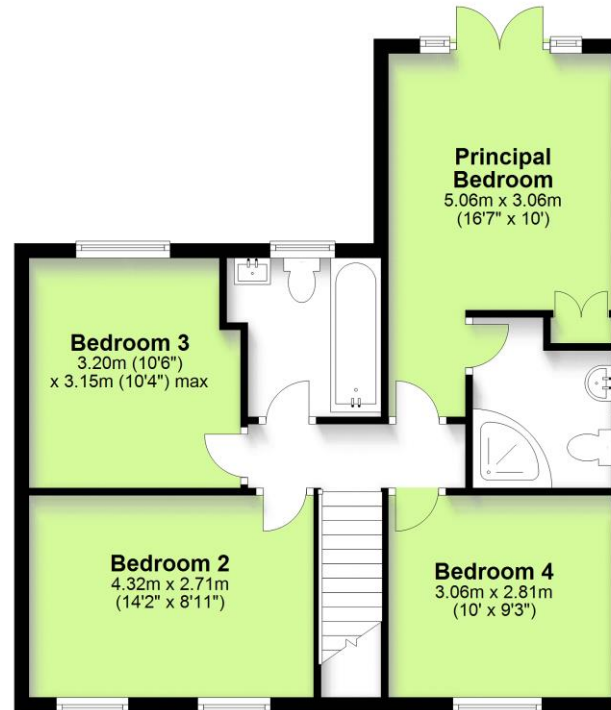
11-15 HIGH STREET, BOOKHAM, KT23 4AA

**01372 457011**

sales@hes-bookham.co.uk

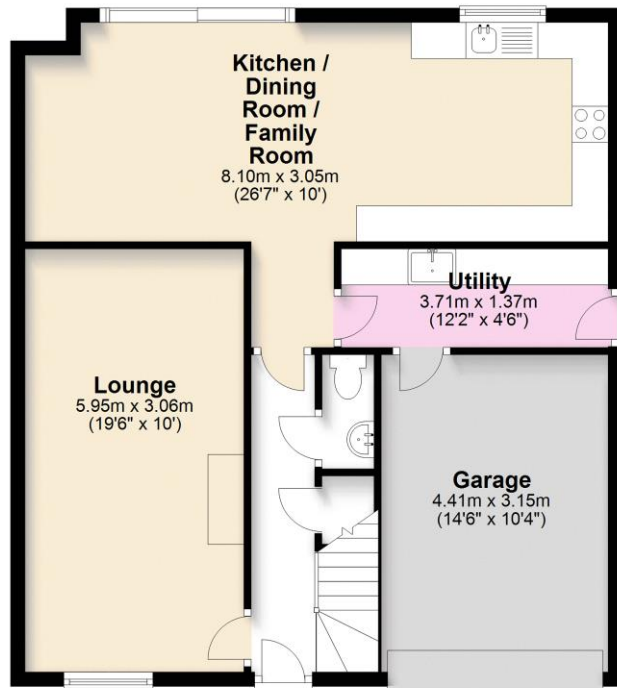
## First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



## Ground Floor

Approx. 63.3 sq. metres (681.9 sq. feet)



Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

## Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HUGGINS EDWARDS & SHARP LLP IS A LIMITED LIABILITY PARTNERSHIP REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER OC399226. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HUGGINS EDWARDS & SHARP LLP FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

