





NORWOOD CLOSE

EFFINGHAM, KT24 5NY

A Character House Offering Deceptively Spacious Accommodation
Superb Kitchen/Dining/Family Room
Overlooking Garden
Large Useful Outbuilding
Within The Howard of Effingham School Catchment

4 Double Bedrooms • En Suite Shower Room
Family Bathroom • Reception Hall
Cloakroom • Family Room
Lounge with Fireplace • Utility Room
Superb Kitchen/Dining/Family Room
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
Large Paved Terrace • Private Driveway
Rear Garden Extending to 100 ft



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 and bi fold doors opening onto the garden, separate living room, family 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 whilst outside there is a good size garden and studio/workshop. An internal inspection is highly recommended.

COVERED ENTRANCE PORCH

Part glazed panel front door, courtesy lights :

RECEPTION HALL

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

INNER HALL

recessed ceiling lights, coat hanging space, opening to Kitchen/dining/family room, door to:

CLOAKROOM

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

LOUNGE

19'6" x 10' (5.94m x 3.05m)
wood effect floor, feature radiator, central fireplace with timber surround & mantel, fitted gas coal effect fire, recessed ceiling lights.

FAMILY ROOM

14'2" x 10'6" (4.32m x 3.20m)
wood effect floor, feature radiator, recessed ceiling lights.

SUPERB KITCHEN/DINING/FAMILY ROOM

26'7" x 13'3" (8.10m x 4.04m)
A superb room with bi fold doors overlooking the garden, fitted with contemporary handleless design gloss fronted grey wall and floor units, complemented with timber effect 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 freezer & dishwasher, inset 5 ring gas hob, stainless steel extractor above, concealed lighting, recessed ceiling lights, ceramic tiled floor, heating thermostat control, sky light, wall lights, bi fold doors opening onto large terrace.

UTILITY ROOM

6'4" x 4'6" (1.93m x 1.37m)
comprising a range of cream fronted wall and floor units with contrasting wood effect work surfaces, inset circular stainless steel sink unit, plumbing and space for washing machine & dryer, wall mounted Worcester combination gas fired boiler, wood effect floor, double glazed door to outside.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

19'10" x 9'11" (6.05m x 3.02m)
max into door entrance, built in double wardrobe, two feature radiators, recessed ceiling lights, double glazed doors & Juliette balcony overlooking garden, door to:

EN SUITE SHOWER ROOM

white suite comprising shower cubicle with fitted glazed shower door, thermostatic shower unit, handheld shower and fixed rainfall shower, low level w.c., vanity unit with fitted drawers under, wash hand basin, mixer tap, radiator/chrome towel rail, extractor fan, tiled floor, recessed ceiling lights, obscure double glazed window.

BEDROOM 2

14'2" x 8'11" (4.32m x 2.72m)
front aspect, radiator, wood effect floor, built in wardrobe, recessed ceiling lights.

BEDROOM 3

10'3" x 10'1" (3.12m x 3.07m)
rear aspect, radiator, wood effect floor, recessed ceiling lights.

BEDROOM 4

10'6" x 9'10" (3.20m x 3m)
front aspect, radiator, wood effect floor, built in wardrobe, recessed ceiling lights.

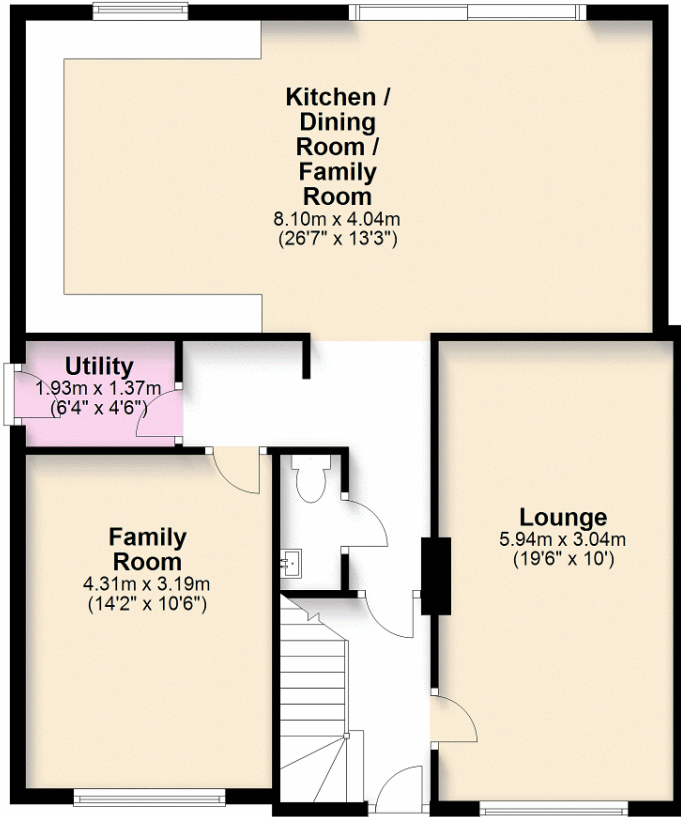
FAMILY BATHROOM

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, ceramic tiled floor, fitted mirror.



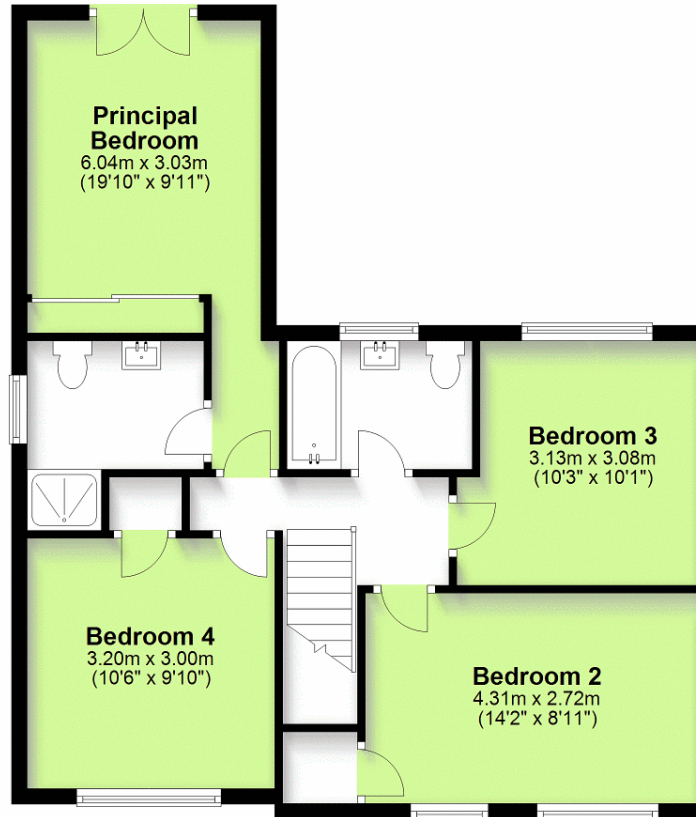
Ground Floor

Approx. 82.7 sq. metres (890.6 sq. feet)



First Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



Total area: approx. 148.3 sq. metres (1596.5 sq. feet)

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

OUTSIDE

DRIVEWAY

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

REAR GARDEN

mainly laid to lawn extending to approximately 100 feet with full width paved terrace, side access, outside cold water tap, courtesy lights, enclosed by 1.8m high close boarded panel fencing.

OUTBUILDING/WORKSHOP 16'11" x 7'11" (5.16m x 2.41m)

Double doors

ADJACENT STUDIO 16'11" x 21'1" (5.16m x 6.43m)

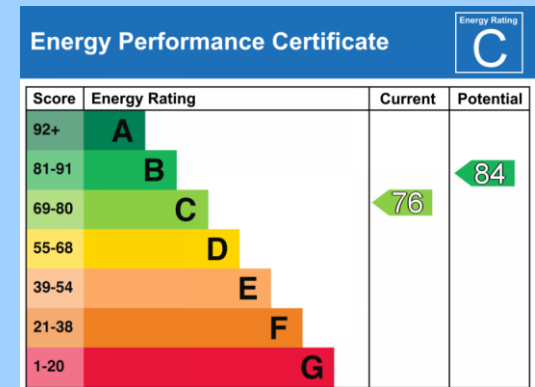
suitable for a variety of uses from a home office, workshop, craft studio having electricity, timber effect floor, 2 windows, personnel door.

- 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 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011
sales@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD 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

