



# HENSHAWS



6 Manor Gardens, Effingham, Surrey,  
KT24 5PF

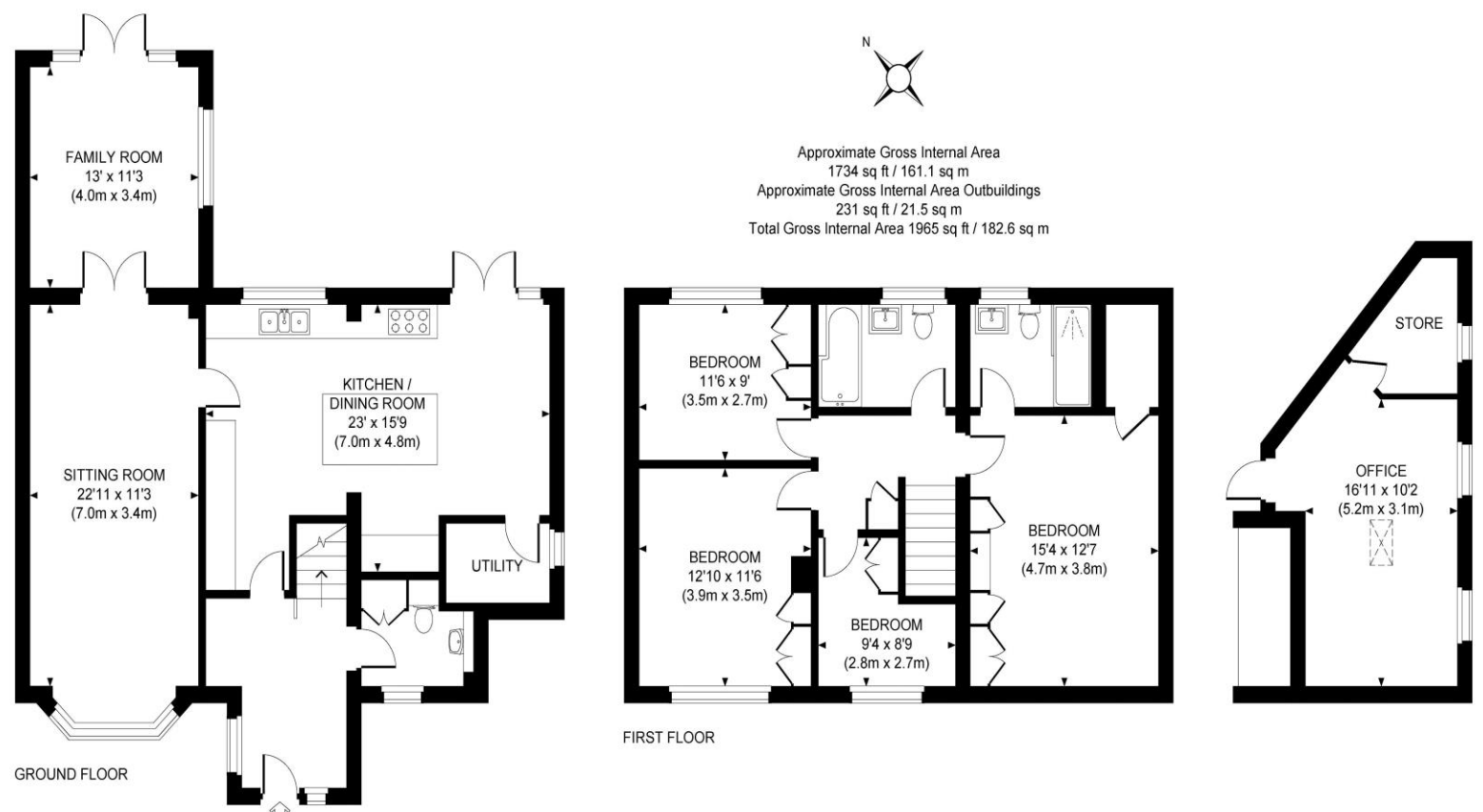
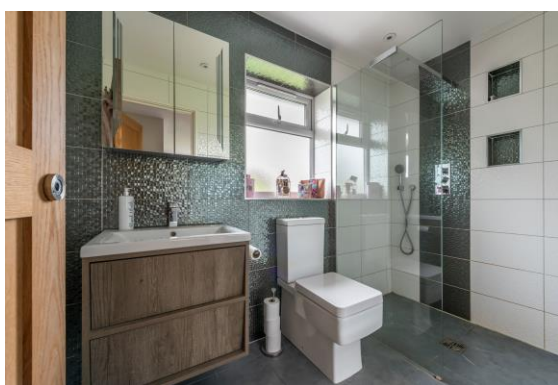
£729,950 Freehold

### Directions

From our office in Great Bookham proceed to the top the High Street turning right onto the A246 in the direction of Guildford. Proceed along taking the 7th turning on your left hand side and just before the crossroads turn left into Manor Gardens and number 6 can be found towards the rear of the development on the left hand side.

### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: E



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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| Energy Efficiency Rating |               | Current | Potential |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating |         |           |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 73   C  | 84   B    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

Ref: 11/23/3988

[www.henshaws.net](http://www.henshaws.net)

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

## 6 Manor Gardens, Effingham, Surrey, KT24 5PF

An extremely well appointed and spacious 4 bedroom semi detached home situated in a sought after cul de sac location within walking distance of Effingham village and Howard of Effingham School.

### THE PROPERTY

Originally constructed in 1959 this popular style of home has over a number of years been extended and modernized enabling the property to now offer flexible and contemporary accommodation. On the ground floor this consists of a cloakroom, generous size sitting room leading to a separate family room with the heart of the home to be found in the open plan kitchen dining room which also incorporates a central island unit and breakfast bar. In addition there is also a separate utility room. To the first floor there are then 4 good sized bedrooms all with built-in wardrobes, an ensuite shower room in addition to the family bathroom. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to a **studio room** which was the former garage offering power, light, heating and water NB there is also space and plumbing to create a shower room. Gated side access then leads to the rear garden which has been well landscaped with a large patio leading onto a good area of artificial lawn with flower and shrub beds and laurel hedging surrounding. In total the rear garden extends to 60ft x 30ft (18m x 9).



### SITUATION

The property is located on the Bookham / Effingham borders towards the rear of the cul de sac comprising a number of similar semi detached properties. Bookham village is just over a mile away and provides a wide range of shops including two supermarkets, doctors and dentist surgery, a library and a number of other independent retailers. Also closeby is Effingham village which again provides a good range of amenities catering for daily needs. The M25 can be reached at either junction 9 Leatherhead or Junction 10 Wisley giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sectors including the well respected Howard of Effingham senior school. Effingham train station is approximately 2 miles away and provides a commuter service into London Waterloo and Victoria.

