



HENSHAWS



**1 Beech Close, Effingham, Surrey,
KT24 5PQ**

£1,300,000 Freehold

Directions

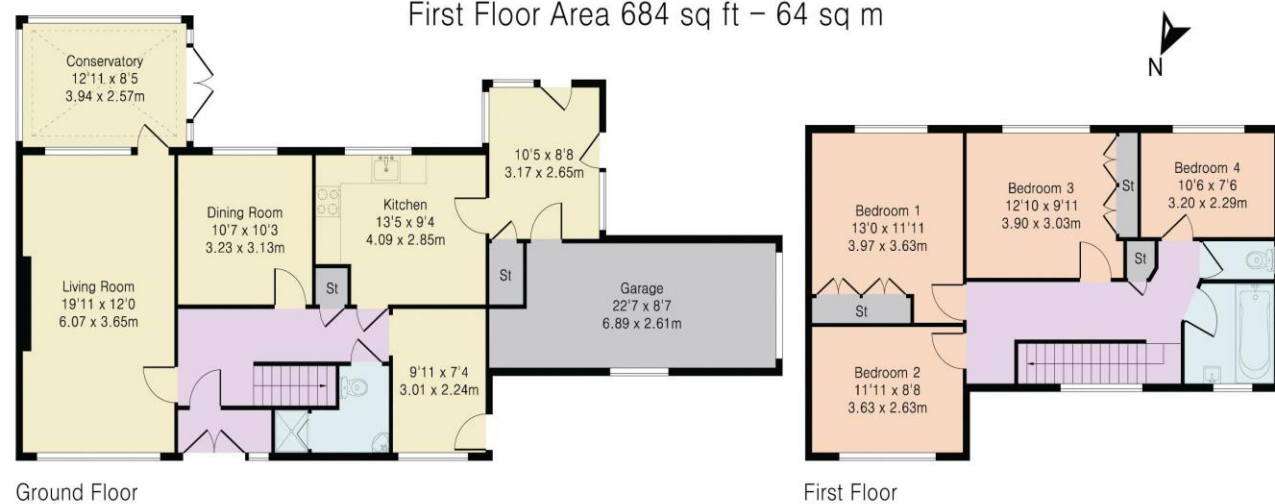
From our office in Great Bookham proceed to the top of the high street turning right onto the A246 Guildford/Leatherhead Road. Proceed along until the crossroads and traffic lights opposite Effingham Golf Club, bear left into Beech Ave and proceed along taking the 1st turning on your left hand side into Beech Close. where number 1 can be found on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050
Council Tax Band: G



Approximate Gross Internal Area 1836 sq ft – 171 sq m
Ground Floor Area 1152 sq ft – 107 sq m
First Floor Area 684 sq ft – 64 sq m



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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.



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A spacious 4 bedroom detached residence with delightful views over countryside which offers excellent potential to further develop subject to the usual planning permission.

THE PROPERTY

Originally constructed in the 1950s this desirable detached residence does in our opinion provide the incoming purchaser/s the ideal opportunity to create a wonderful family home. Currently the accommodation consists of a generous size dual aspect lounge leading through to the conservatory, a separate dining room, study, a kitchen with a good sized utility room, and a downstairs shower room. To the first floor there are 4 good sized bedrooms, a family bathroom and separate wc. The property is approached via a private driveway providing off street parking for a number of cars which in turn leads to an integral garage. To the rear there is a good sized paved sun terrace which leads onto an excellent expanse of lawn and benefits from a sunny south westerly aspect, overlooking stunning countryside. In total the plot extends to approximately 1/2 an acre.



SITUATION

The property is located in a sought after cul de sac in one of Effingham's most popular roads in close proximity to shops catering for your daily needs. A more comprehensive range of amenities can be found at nearby Bookham village centre which is just over 1 mile away to include two supermarkets, doctors and dentist surgery, a post office, library and a number of other independent retailers. Effingham train station is approximately 2 miles away and provides a commuter service into London Waterloo and Victoria. There are excellent schools close by both in the state and private sectors including the well-respected Howard of Effingham secondary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

