



HENSHAWS



**Plot 1 , Lambert Close, Effingham,
Surrey, KT24 5PJ**

Guide Price £1,450,000 Freehold

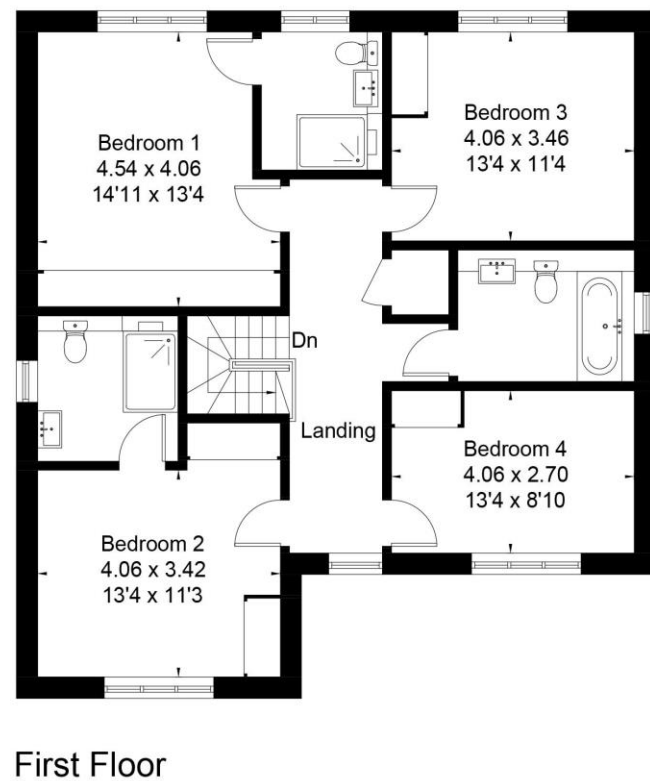
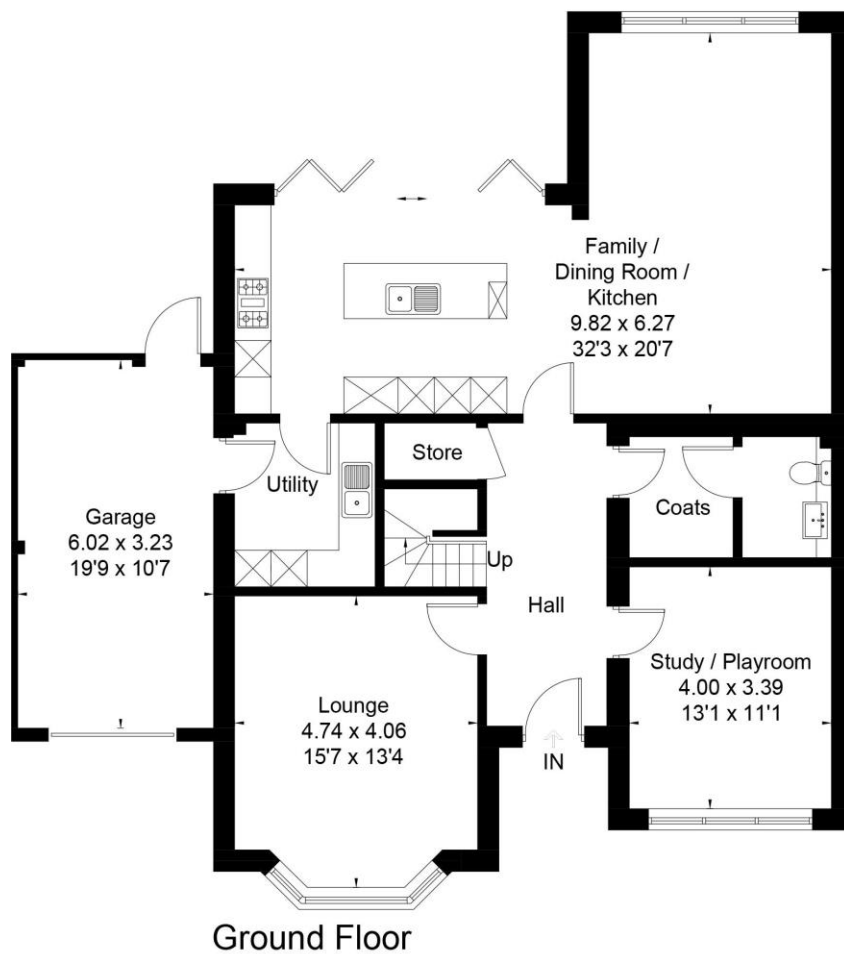
Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the Guildford Leatherhead Road. Proceed along until the crossroads and traffic lights opposite Effingham Golf Club, bear left into Beech Avenue and proceed along taking the 1st turning on your left hand side into Beech Close and the entrance to Lambert Close can be found on your left hand side.

Local Authority

Guildford Borough Council Tel: 01483 505050

Approximate Floor Area = 221.9 sq m / 2,388 sq ft
(Including Garage)



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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.

**Plot 1 , Lambert Close, Effingham, Surrey,
KT24 5PJ**

A newly constructed 4 bedroom 3 bathroom luxury detached home offering an excellent specification and a good size westerly facing garden, combined with being situated in a sought after private cul de sac.

THE PROPERTY

Plot 1 forms one of 8 luxury homes by highly regarded local developers Claremont Finesse. This beautiful home offers stylish and spacious accommodation to include on the ground floor a generous size entrance hall, large coat cupboard leading through to a cloakroom, front aspect lounge, separate study / playroom with the heart of the home to be found in the fabulous open plan kitchen / dining / family room catering for todays modern living. This fantastic room also includes a central island unit and bi folding patio doors opening out onto the lovely rear garden. In addition there is also a separate utility room. To the first floor there are then 4 generous size bedrooms two with ensuite facilities in addition to the family bathroom. The property itself is approached via its own block pavia driveway giving a good amount of off street parking which in turn leads to an attached garage. Side gated access then leads to the rear garden providing a wide paved sun terrace opening out onto an excellent expanse of lawn which also benefits from a sunny westerly aspect. In total the garden extends to 47.7ft x 48.3ft (14.5m x 14.7m).



SITUATION

The property is located in a private cul de sac adjacent to Effingham Golf Club. Surrounded by rolling countryside with vibrant villages, independent shops, restaurants and cafes a short distance away but still with excellent transport links. The larger town of Leatherhead nearby offers a full range of high street shops, supermarkets, leisure and dining opportunities. The county town of Dorking is only 5 miles away and provides all that Surrey is famous for, a characterful and traditional market town. Guildford's historic town centre is only 8 mile away with its extensive shopping centre of over 240 different retailers and buzzing entertainment venues. Leisure opportunities are extensive with many nature reserves and National Trust estates nearby together with a selection of golf courses and sporting facilities. Highly regarded nursery, primary and secondary schools are Found in the locality including the sought after Howard of Effingham senior school, the Ofsted outstanding rated Polesden Lacey infant school, the highly acclaimed Cranmore School, St Teresas School and Manor House School.

