



27 Leewood Way, Effingham, Surrey,
KT24 5JN

£725,000 Freehold

Directions

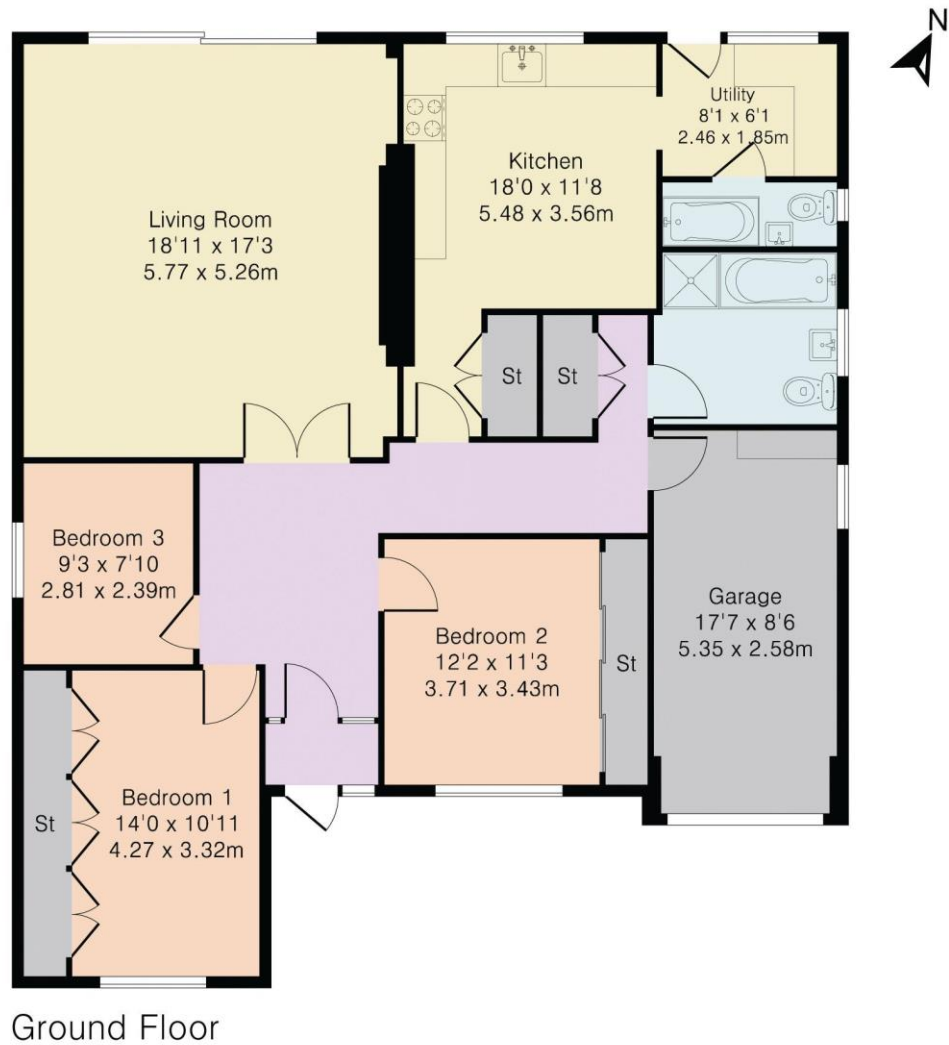
From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. Proceed along until you come to a roundabout, going straight over to the next roundabout and again straight over taking the 2nd turning on your left in to Leewood Way and number 27 will be on your right

Local Authority

Guildford Borough Council Tel: 01483 505050
Council Tax Band: G



Approximate Gross Internal Area 1380 sq ft – 128 sq m



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**27 Leewood Way, Effingham, Surrey,
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A well maintained 3 bedroom detached bungalow offering an excellent size rear garden with lovely views over adjoining fields. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1950s this popular style of property provides well-proportioned accommodation to include a generous size living room with sliding patio doors opening out onto the delightful rear garden, kitchen/breakfast room incorporating a good range of matching eye and base level units together with space for a dining table, 3 bedrooms, 2 bathrooms and a separate utility room. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to an integral garage. A particular feature of this delightful bungalow is the lovely rear garden offering a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 90ft x 46ft (27m x 14m) and also incorporates a garden shed and green house and enjoys lovely views over adjoining fields.



SITUATION

The property is located in a popular semi rural cul de sac approximately 1 ½ miles from Bookham village centre which offers an excellent range of local shops including two supermarkets, a doctors and dentist surgeries and a number of other independent retailers. For daily needs there are some excellent local shops within a 10 to 15 minute walk plus there are local buses to Guildford and Leatherhead. Effingham train station is approximately 1 ¼ miles away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools close by both in the state and private sectors catering for all age groups including the well respected Howard of Effingham senior school

