



**59 Norwood Road, Effingham,
Surrey, KT24 5NU**

£635,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right along the A246 Guildford Leatherhead Road. Follow this road along taking the 6th turning on your left hand side into Norwood Road and number 59 can be found ¼ of the way up on the right hand side.

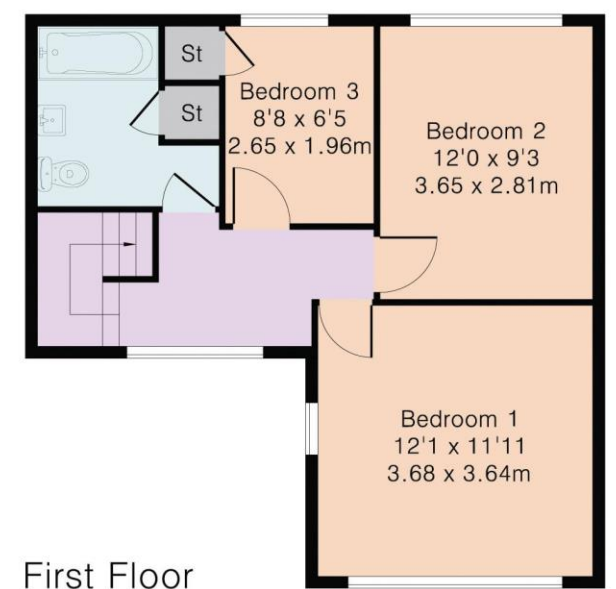
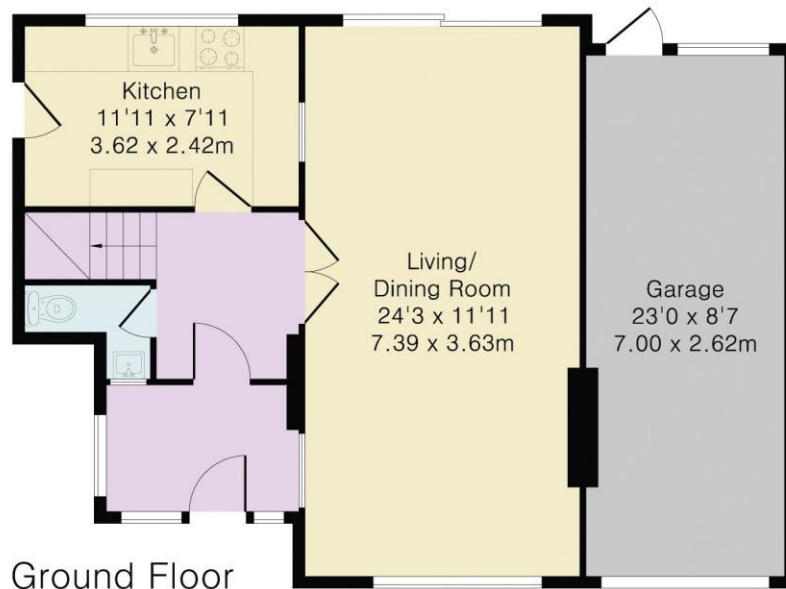
Local Authority

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



Approximate Gross Internal Area 1184 sq ft - 110 sq m

Ground Floor Area 724 sq ft – 67 sq m
First Floor Area 460 sq ft – 43 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 well presented 3 bedroom detached home situated in a popular cul de sac location offering a southerly aspect rear garden. NO ONWARD CHAIN

THE PROPERTY

Originally constructed in the 1960s this popular style of property has been well cared for by the current owners offering good accommodation to both ground and first floor. The former consists of a cloakroom, a spacious living room / dining room with sliding patio doors opening out onto the well maintained rear garden, kitchen incorporating a good range of matching eye and base level units together with ample roll edge work surfaces and a pleasant aspect overlooking the well maintained rear garden. To the first floor there are then 3 bedrooms and a 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 an attached single garage. The gardens to both front and rear have been extremely well maintained being extensively laid to lawn with the rear garden also offering a wide paved sun terrace. In total the garden extends to 41ft x 38ft (12.4m x 11.6m) tapering to the rear and benefits from a sunny southerly aspect



SITUATION

The property is located within easy reach of Bookham village centre which provides a good a range of amenities to include two small supermarkets, doctors and dentist surgery, a post office, a 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. The M25 can be reached at junction 9 on the outskirts of Leatherhead 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 renowned Howard of Effingham secondary school.

