



HENSHAWS



10 The Crossroads, Effingham, Surrey,
KT24 5PD

£699,950 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford Leatherhead Road. Continue along for approximately 2 miles turning left into Manor Gardens and then take the immediate right and bear left into The Crossroads and number 10 can be found towards the back of the development.

Local Authority

Guildford Borough Council: 01483 505050
Council Tax Band: E

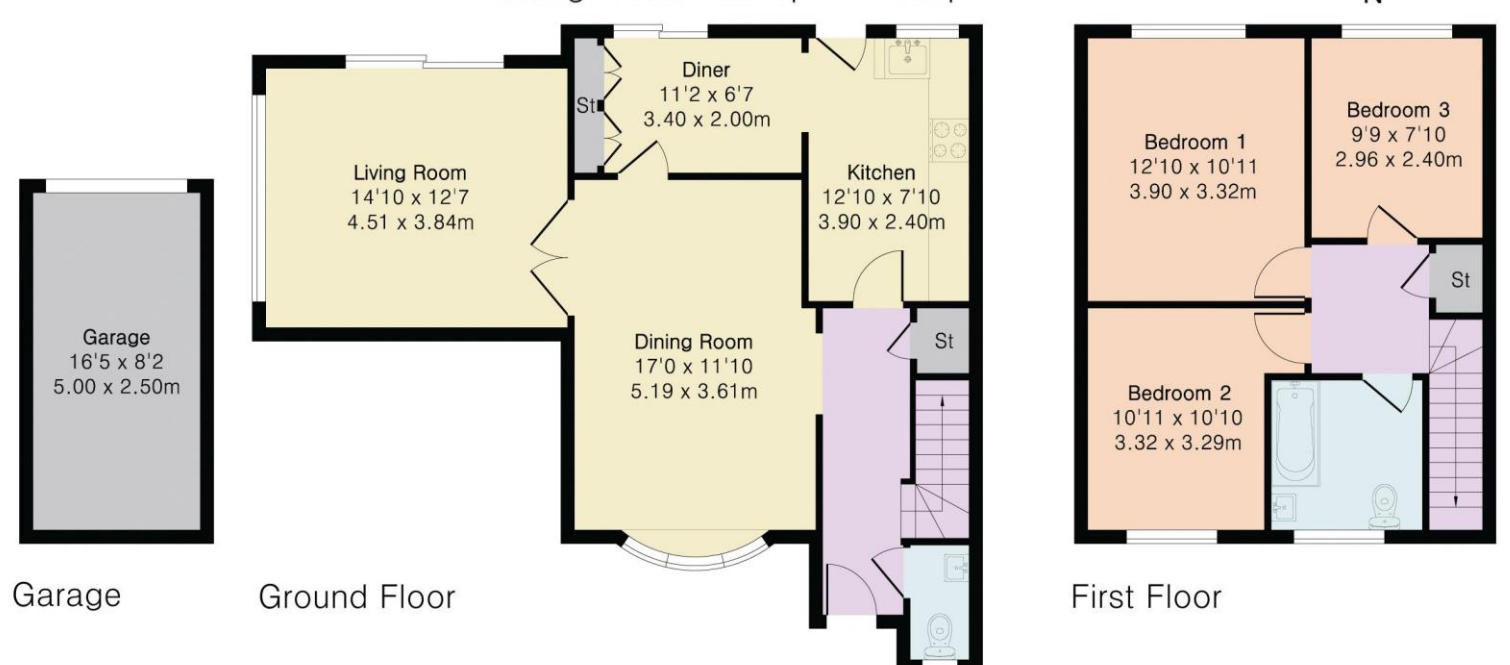


Approximate Gross Internal Area 1294 sq ft - 121 sq m

Ground Floor Area 696 sq ft – 65 sq m

First Floor Area 463 sq ft – 43 sq m

Garage Area 135 sq ft – 13 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.

**10 The Crossroads, Effingham, Surrey
KT24 5PD**
A very well presented 3 bedroom end of terrace home situated on an excellent size corner plot and located in a private cul de sac within easy reach of Effingham village centre. NO ONWARD CHAIN.

THE PROPERTY
Originally constructed in the 1980s this lovely home has been extremely well maintained and has also been modernised and further enlarged enabling the property to now benefit from a light, bright and spacious feel. On the ground floor this consists of a cloakroom, 2 separate reception rooms plus a kitchen/dining room with the former incorporating an excellent range of matching eye and base level units together with ample work surfaces and a number of integrated appliances. To the first floor there are then 3 bedrooms and a family bathroom. A particular feature of this desirable residence is the superb walled garden being part patio but extensively laid to lawn screened to all sides via mature hedging and trees. In total the garden extends to 31ft x 62ft (9.4m x 18.8m) and benefits from a sunny south westerly aspect. Other benefits include a garage and additional parking space adjacent to the property.



SITUATION
The property is located on the Bookham/Effingham borders, next to Effingham Golf Club. Bookham village centre which offers an excellent range of local shops including two supermarkets, a doctors and dentist surgery, a library, a post office and a number of other independent retailers. The M25 can be reached at either junction 9 Leatherhead or junction 10 Wisley giving good motorway access to both Heathrow and Gatwick airports. Effingham junction is approximately two miles away and provides a good commuter service into London Waterloo and Victoria. Also closeby are excellent schools both in the state and private sector including the well respected Howard of Effingham secondary school.

