



HENSHAWS



**84 Norwood Road, Effingham,
Surrey, KT24 5NX**

£599,950 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 84 can be found towards the back of the development on your left hand side.

Local Authority

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

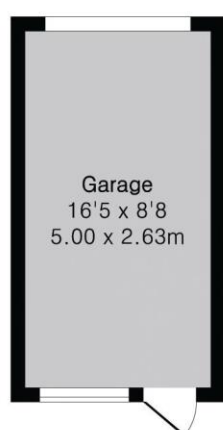


Approximate Gross Internal Area 1136 sq ft - 105 sq m

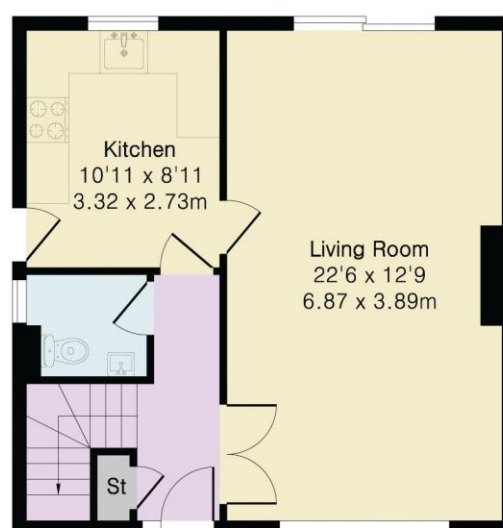
Ground Floor Area 497 sq ft – 46 sq m

First Floor Area 497 sq ft – 46 sq m

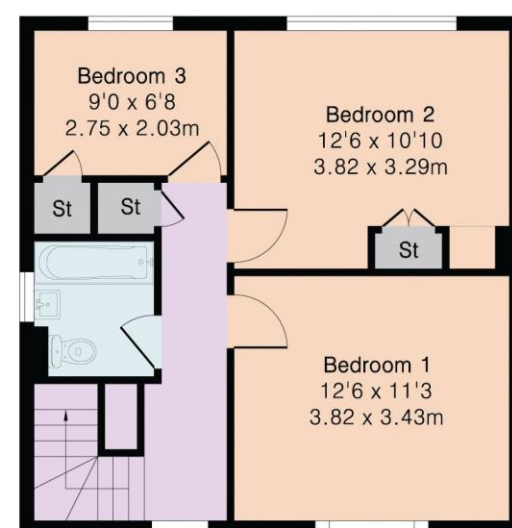
Garage Area 142 sq ft – 13 sq m



Garage



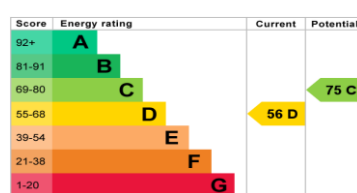
Ground Floor



First Floor



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Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net



Ref: 4/25/4139

www.henshaws.net

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.

**84 Norwood Road, Effingham, Surrey
KT24 5NX**

A well presented 3 bedroom detached home offering an excellent size rear garden combined with being situated in a popular cul de sac location. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1968 this popular style of home does in our opinion provide good potential to further enlarge and enhance subject to the usual planning consents. Currently the accommodation includes a generous size dual aspect lounge/dining room with central fireplace and patio doors opening out onto the excellent size rear garden. The kitchen benefits from a good range of matching eye and base level units together with ample work surfaces and a pleasant aspect overlooking the lovely rear garden. In addition there is also a separate cloakroom/utility room. To the first floor there are two double bedrooms and a single bedroom with a built in wardrobe plus a family bathroom. To the front of the property there is some off street parking and a detached garage. A particular feature of the property is the delightful rear garden which incorporates a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via mature trees and hedging and also offering excellent width to the plot giving the applicant(s) a good opportunity to extend if they wish. In total the garden extends to 56ft x 72ft (17m x 22m)



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.

