



HENSHAWS

16 Norwood Close, Effingham,
Surrey, KT24 5NY

£575,000 Freehold

Directions

From our office in Great Bookham proceed along to the top of the high street turning right along the A246 Guildford/Leatherhead road in the direction of Guildford. After approximately 1 mile turn left into Norwood Road, and first right into Norwood Close and number 16 can be found on your left hand side.

Local Authority

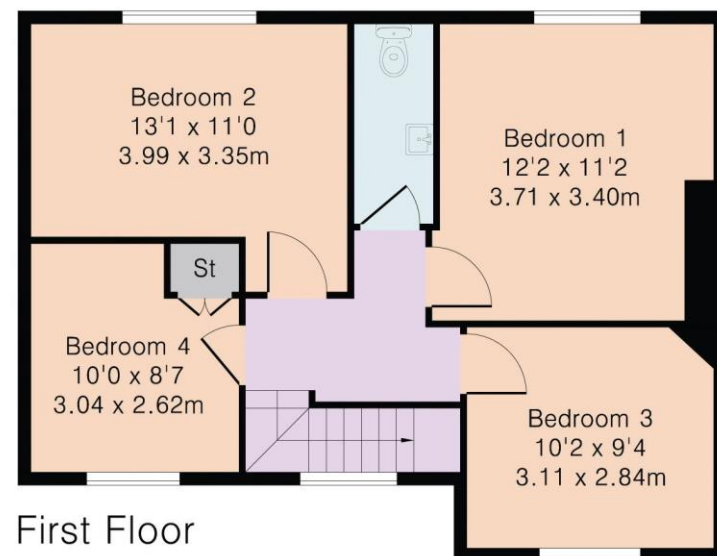
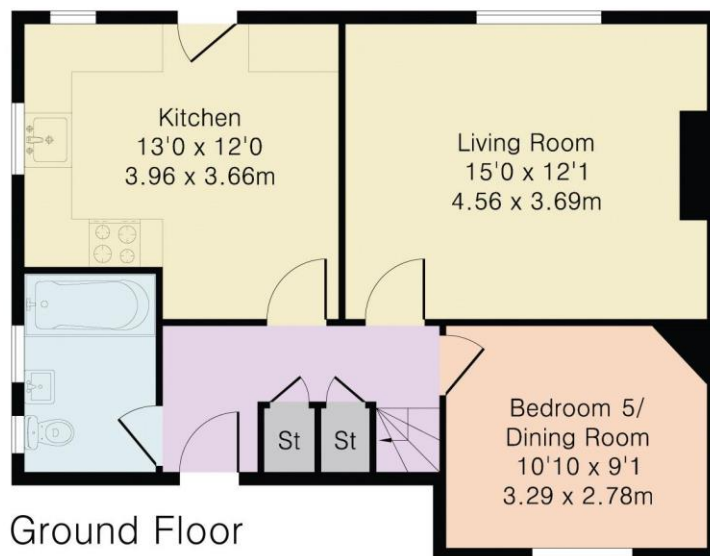
Guildford Borough Council Tel: 01483 505050
Council Tax Band: E



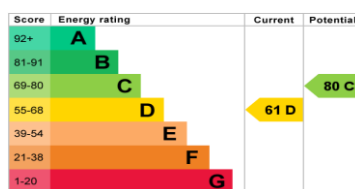
Approximate Gross Internal Area 1102 sq ft - 102 sq m

Ground Floor Area 552 sq ft – 51 sq m

First Floor Area 550 sq ft – 51 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.

**16 Norwood Close, Effingham, Surrey,
KT24 5NY**

A particularly spacious and well presented 4 bedroom semi detached house, offering an excellent size southerly aspect rear garden situated in a popular cul de sac on the Effingham/Bookham borders.

THE PROPERTY

Originally constructed in the 1960's this popular style of home provides excellent accommodation to both ground and first floor. The former consists of a bathroom, 2 separate reception rooms plus a generous size kitchen/breakfast room. To the first floor there are 4 double bedrooms and a cloakroom. The property itself is approached via a block pavia driveway giving a good amount of off street parking with side gated access then leading to the rear garden which provides a paved patio area leading onto an excellent expanse of lawn. In total the garden extends to 67ft x 35ft (20m x 10m) and benefits from a predominantly southerly aspect.



SITUATION

The property is located on the Effingham/Little Bookham borders with the latter approximately ½ mile away providing a range of local shops catering for daily needs. A more comprehensive range of amenities can be found at Bookham Village centre approximately 1 mile away including 2 small supermarkets, doctors and dentist surgeries, a post office and a number of other independent retailers. The property is situated close to The Howard of Effingham Senior School and St Lawrence Primary School. There are Train Stations at both Effingham & Bookham providing a commuter service into London Waterloo and Victoria The M25 can be reached at either junction 9 Leatherhead or junction 10 Wisley providing good access to both Heathrow and Gatwick Airports.

