



2 Beech Close, Effingham, Surrey
KT24 5PQ

O.I.E.O £1,000,000 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 the crossroads and traffic lights opposite Effingham Golf Club, bear left into Beech Avenue and proceed along taking the first turning on the left hand side into Beech Close where number 2 can be found on your right hand side.

Local Authority

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

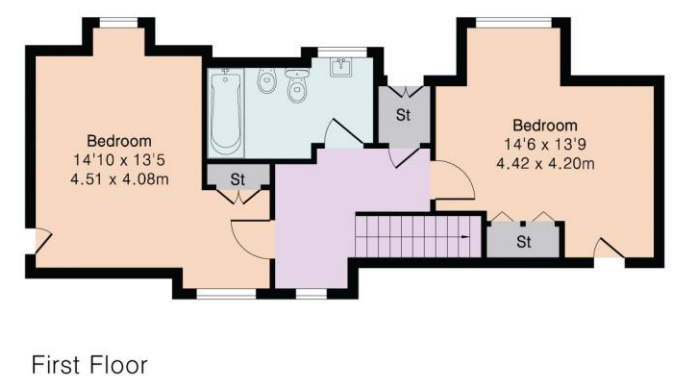
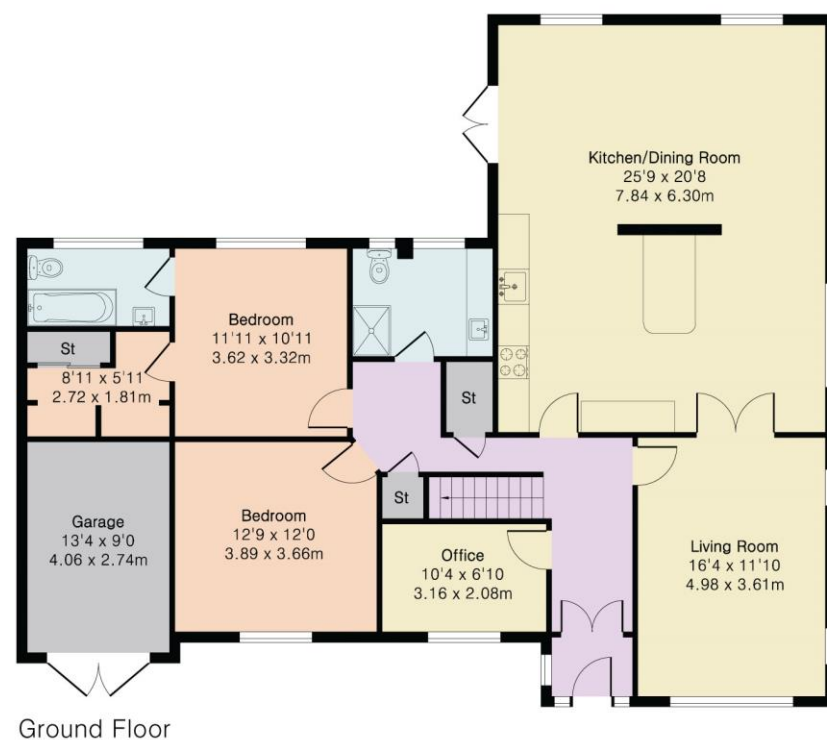


Approximate Gross Internal Area 1979 sq ft - 184 sq m (Excluding Garage)

Ground Floor Area 1467 sq ft – 136 sq m

First Floor Area 512 sq ft – 48 sq m

Garage Area 120 sq ft – 11 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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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An extremely well presented 4 bedroom detached chalet bungalow offering a good size southerly aspect rear garden situated in a highly sought after cul de sac location.

THE PROPERTY

This wonderful family home provides a lovely combination of light, bright and contemporary accommodation as well as flexibility of usage to both ground and first floor. The former consists of two ground floor bedrooms, master with an ensuite bathroom and walk-in dressing room in addition to the family bathroom. There is then a separate study and generous size living room with the heart of the home to be found in the fabulous open plan kitchen dining family area the former incorporating an excellent range of contemporary eye and base level units with ample work surfaces and the latter, a spacious family area enjoying a pleasant aspect overlooking the lovely rear garden. In addition there is also a useful shower/utility room. To the first floor there are then two further bedrooms both with built in wardrobes and a family bathroom. The property itself is approached via a block paved driveway giving a good amount of off street parking which in turn leads to an attached garage. Side gated access then leads to the lovely rear garden which offers a wide paved sun terrace opening out onto a good expanse of lawn screened to all sides by mature trees, flower and shrubs. In total the garden extends to 52ft x 60ft (17.6m x 18.3m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a sought after cul de sac in one of Effingham’s most popular roads, approx. 400m from Effingham Golf Course and within walking distance of local shops catering for daily needs. A more comprehensive range of amenities can be found nearby at Bookham village centre which is just over 1 mile away and includes two supermarkets, doctors and dentist surgeries, 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. There are excellent schools nearby both in the state and private sectors, with the well respected Howard of Effingham secondary school being within walking distance. Also close by is some delightful countryside much of which is National Trust owned offering scenic far reaching views. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports.

