

Norwood Road, KT24

Leatherhead

Guide Price

Offers Over £700,000

Bedrooms: 3

Bathrooms: 1

Receptions: 2

This three-bedroom detached family home is tucked away in a quiet cul-de-sac in the highly desirable village of Effingham. Beautifully presented throughout, the property offers generous living accommodation, a spacious rear garden, driveway parking and a garage.

The real heart of the home is the impressive L-shaped open-plan kitchen, dining and living space, with a charming wood-burning stove. The kitchen enjoys views across the rear garden and features a range of fitted units together with a breakfast bar peninsula. From the living area, a door leads into a characterful timber-framed conservatory overlooking the garden, providing an additional reception space to enjoy throughout the year.

An inner hallway provides access to a downstairs cloakroom and stairs to the first floor. Upstairs are three well-proportioned bedrooms, with the generous master bedroom and second bedroom both benefiting from built-in wardrobes. The accommodation is completed by a stylish contemporary family bathroom, airing cupboard and loft access.

Outside, the property benefits from a front garden and private driveway providing off-street parking, leading to a single garage with power, an up-and-over door and additional side access. Gated access leads through to the rear garden, which measures approximately 36' x 36' and enjoys an easterly aspect.

The property is superbly positioned for village life, with King George V Playing Fields, Effingham Golf Club and The Howard of Effingham School all close by. Bookham village, with its excellent range of independent shops, cafés and everyday amenities, is also within easy reach, together with Bookham Station providing convenient rail connections towards London.

A beautifully finished family home combining contemporary open-plan living, generous outside space and a peaceful setting in one of Surrey's most sought-after villages.

Norwood Road, Effingham, Bookham, KT24 5NX

Approximate Gross Internal Area = 109.0 sq m / 1173 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 121.5 sq m / 1307 sq ft

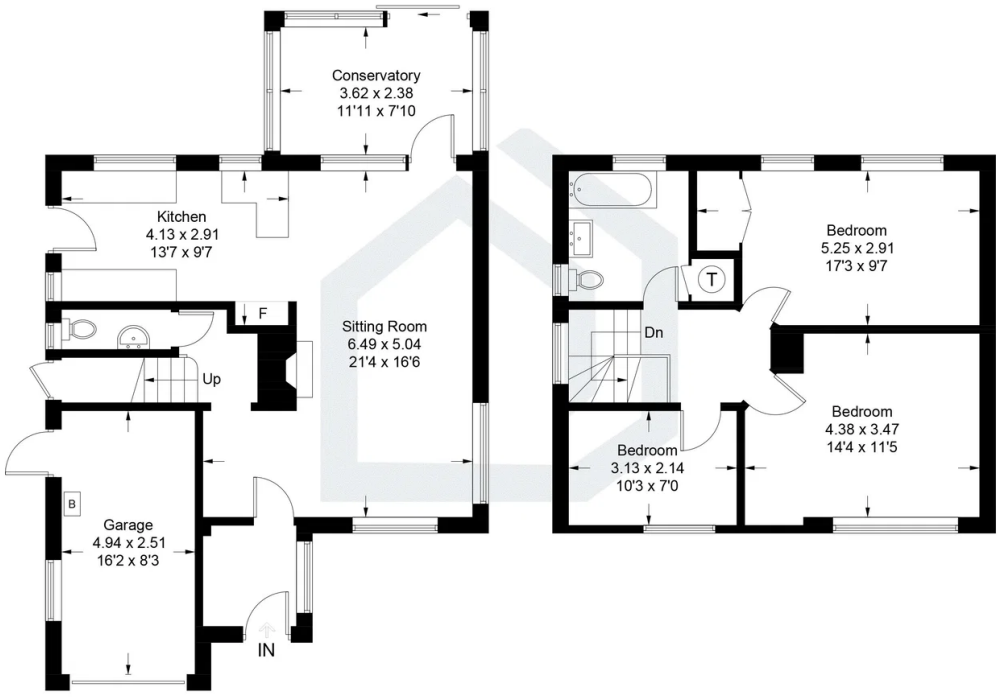


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329999)















Bedrooms: 3

Bathrooms: 1

Receptions: 2

- Detached
- Recently renovated
- Moments from The Howard of Effingham
- Walking distance to King George V playing field
- Three good-sized bedrooms, two with built in storage
- Modern family bathroom
- Driveway and Garage
- Close to Bookham and Effingham village shops
- Stunning L-shaped open plan living
- Private rear garden







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