



3 Red House Mews, Lutyens Close, Effingham, Surrey, KT24 5AD

Price Guide £600,000



- 2 BEDROOM MEWS HOUSE
- NO ONWARD CHAIN
- LARGE LIVING ROOM
- DINING ROOM WITH STUDY NOOK
- 2 BATHROOMS

- FITTED KITCHEN
- GARDEN WITH PATIO AND COMMUNAL GARDEN
- ALLOCATED PARKING
- WALK TO HOWARD OF EFFINGHAM
- CLOSE TO NATIONAL TRUST OPEN SPACE

Description

A lovely two bedroom mews house with a private garden. Situated close to the centre of Effingham village and surrounding open countryside, with easy access to local bus routes serving Effingham Junction, Guildford and Leatherhead.

On entering the front door, the entrance hall provides access to the living room, kitchen, study and shower room as well as an understairs cupboard. The living room opens to the garden at one end and into the dining room at the other. The fully fitted kitchen has space for a small breakfast table and views out to the garden.

On the second floor there is a dual aspect principal bedroom with a small bay window area and fitted wardrobes. There is a second bedroom also with built in wardrobes and a family bathroom.

The property benefits from an allocated parking space as well as visitor bays. There are also communal gardens and a lovely orchard to be enjoyed.



Situation

Situated close to the centre of Effingham village, which offers a bakery, a butchers, a hardware store, a small supermarket, a hairdressers and a coffee shop.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust including Polesden Lacey, Bookham Common and with the Surrey Hills area of outstanding natural beauty adjacent.

Within the locality there are a number of excellent local schools both private and state funded with this property being in the catchment area for The Howard of Effingham.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

Tenure	Freehold
EPC	C
Council Tax Band	E
Service Charge	£1,000 per annum



= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1305462)

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