


Roundtree, 6 Paddock Grove, Effingham, Surrey, KT24 5BF

Price Guide £1,250,000









- OPEN PLAN KITCHEN/ DINING ROOM
- LUXURY ENSUITE BATHROOM
- NEFF APPLIANCES
- UNDER FLOOR HEATING
- WALKABLE TO SHOPS
- DOUBLE CAR PORT
- SIGMA KITCHEN
- AIR SOURCE HEAT PUMP
- 10 YEAR NEW BUILD WARRANTY
- SEPARATE RECEPTION ROOM

## Description

Roundtree is a 4-bedroom semi-detached house with a double carport within the boutique development of Paddock Grove. Upon entering Roundtree, you are welcomed with a spacious and bright hallway with downstairs W/C. A bespoke shaker style Sigma Kitchen compliments the white quartz worktops and integrated Neff appliances. The large central island provides further storage with space for bar stools. The ground floor of Roundtree is designed in such a way that it is ideal for modern living, the open-plan kitchen/dining/family area is a great space for entertaining and provides access to the generously sized garden. Whilst there is a separate lounge, it is accessible from the kitchen and creates a further space for comfort and entertainment. Additionally, a well appointed utility room is situated just off the kitchen, providing dedicated space for white goods.

The principal bedroom includes a luxury ensuite with walk-in shower and bath finished with Porcelain tiles. A further 2 bedrooms are served by a family bathroom. On the second floor is the 2nd bedroom with ensuite shower room and dressing area.

The front of the property features a double car port providing access to the rear garden. The generous rear garden is mainly laid to lawn, with a private terrace. *Some photographs are taken from other houses within Paddock Grove.

## Situation

Effingham is a highly sought after Surrey Village. with a vibrant high street offering an array of independent shops such as the greengrocer, butcher, coffee shop and bakery. There are wonderful local pubs which form the heart of the village, with quiz nights and live music. Effingham is within easy reach of Box Hill and acres of stunning Surrey countryside - there are hours of dog walking, cycling or ambling from your doorstep. Effingham Golf Course is one of the top golf courses in England, and the Cricket Club brings all generations together during the summer. Effingham Junction train station offers fast and direct trains into Central London. There are a variety of schools locally, including The Howard of Effingham - rated outstanding for the sixth form, St. Lawrence Primary and independent schools St Teresa's and Manor House.

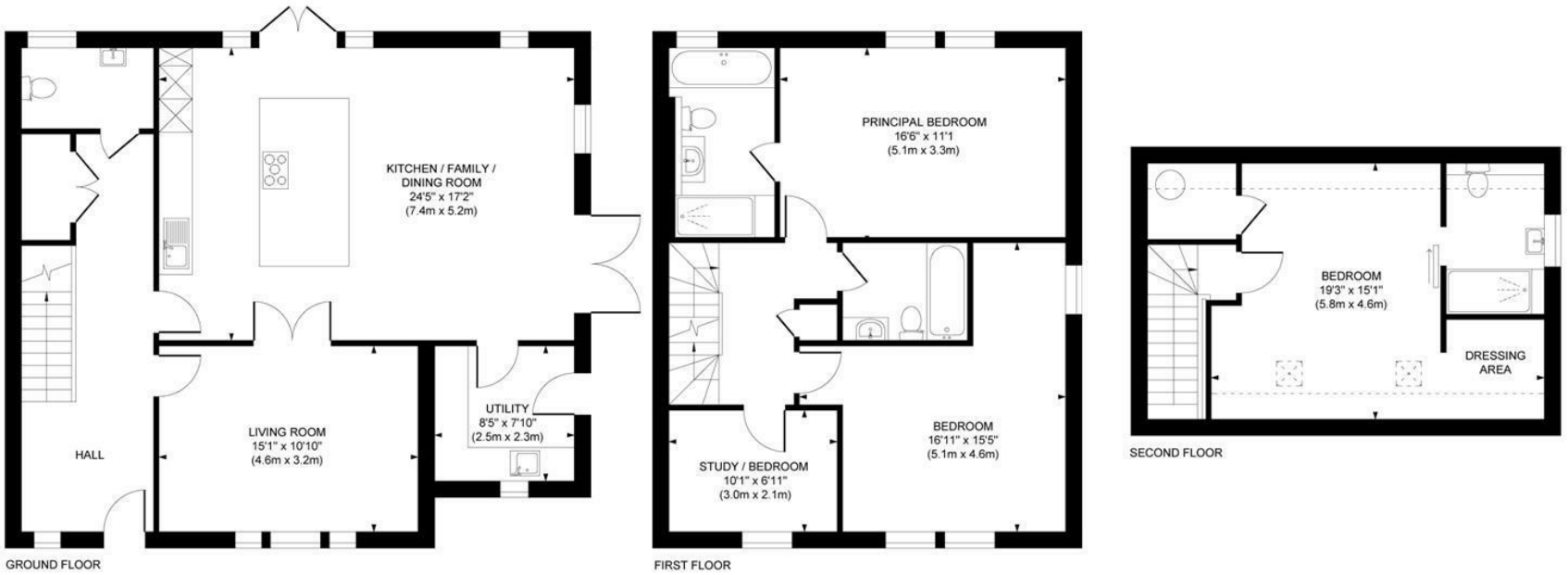
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|---|---|
| **Tenure** | Freehold |
| **EPC** | B |
| **Council Tax Band** | TBC |
| **Service Charge** | £1,200 Estate Charge per annum |







**Approximate Gross Internal Area**
1922 sq. ft / 178.60 sq. m




This plan is for layout guidance only. Not drawn to scale unless stated. 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.

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