



**5 The Steps, The Street, Effingham,  
Surrey, KT24 5LT**

**£450,000 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 you come to the traffic lights, at which point turn right into The Street and 5 The Steps can be found half way down on your right hand side.

**Local Authority**

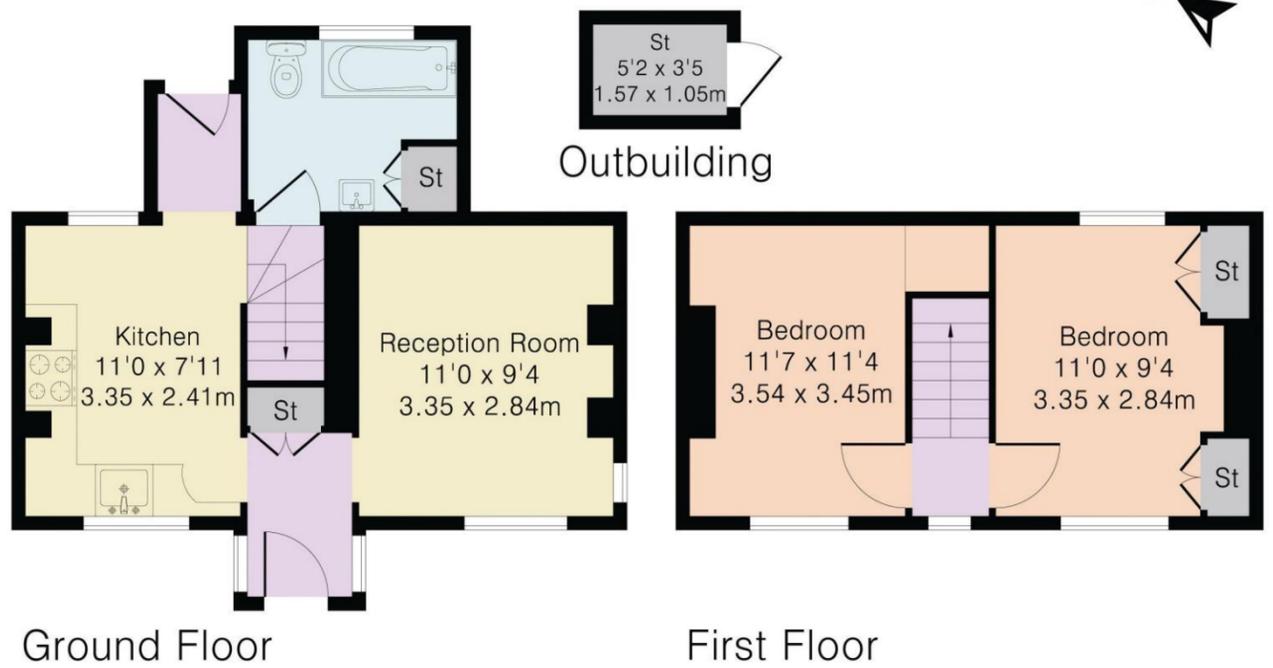
Guildford Borough Council Tel: 01483 505050  
Council Tax Band: D

Approximate Gross Internal Area 590 sq ft – 55 sq m

Ground Floor Area 335 sq ft – 31 sq m

First Floor Area 237 sq ft – 22 sq m

Outbuilding Area 18 sq ft – 2 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Bookham Office**  
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32 High Street  
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Ref: 4/24/4025

[www.henshaws.net](http://www.henshaws.net)

**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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A superbly appointed two bedroom semi detached Victorian cottage offering beautifully maintained gardens situated in the heart of Effingham village.

### THE PROPERTY

This charming character home has in the last few years undergone an extensive programme of modernisation and redecoration enabling the property to now benefit from a light, bright and contemporary feel as well as still retaining a wealth of character and original features. The principal accommodation consists of a living room with an open fireplace, modern kitchen incorporating an excellent range of matching eye and base level units together with ample wood top work surfaces. A ground floor bathroom is also of a modern design. Then to the first floor there are two bedrooms both with built in wardrobes. The property further benefits from extremely well maintained gardens to both front and rear with the former incorporating a large paved sun terrace ideal for al fresco dining leading onto an excellent expanse of lawn screened by mature trees and well stocked flower and shrub beds. In total the front garden extends to 42ft x 23.5ft (12.8m x 7.1m) and benefits from a sunny south westerly aspect.



### SITUATION

The property is located in the heart of Effingham village within walking distance of shops catering for daily needs to include a butcher, bakers and a hardware store. The larger village of Bookham is about 2 ½ miles away and provides a comprehensive range of amenities to include two supermarkets, a doctors and dentist surgery, a post office, a library and a number of other independent retailers. The area is served by an excellent selection of local schools catering for all age groups both in the state and private sector including the well respected Howard of Effingham Secondary School. Bookham and Effingham Junction main line train stations provide a good service into London Waterloo and Victoria. Also close by is some superb countryside to include Polesden Lacey, Norbury Park and Box Hill. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports.

