



# HENSHAWS



5 Beech Close, Effingham, Surrey  
KT24 5PQ

£1,050,000 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 Ave and proceed along taking the 1st turning on your left hand side into Beech Close. Follow the road down and round to the right hand side and number 5 can be found on the left hand side.

## Local Authority

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

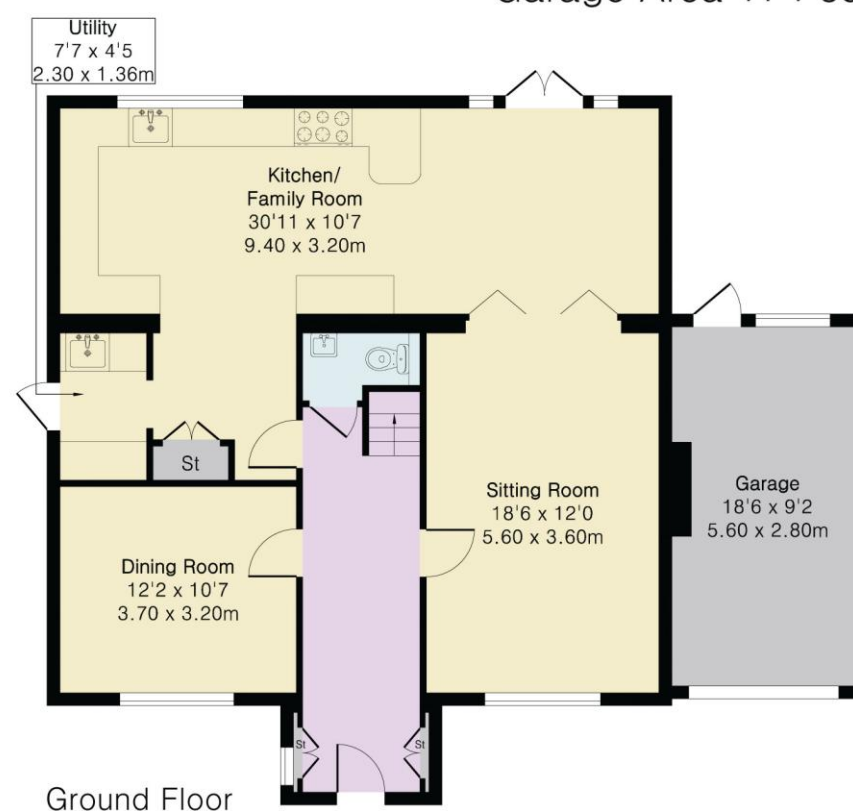


## Approximate Gross Internal Area 1881 sq ft - 175 sq m (Excluding Garage)

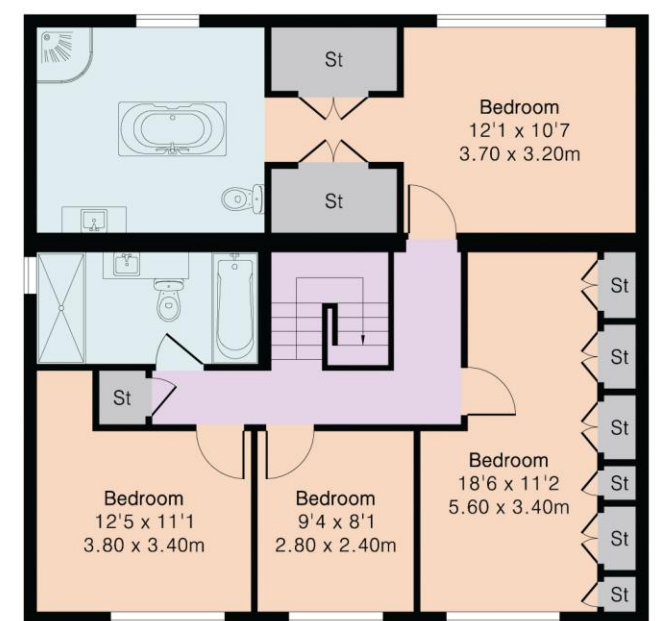
Ground Floor Area 958 sq ft – 89 sq m

First Floor Area 923 sq ft – 86 sq m

Garage Area 174 sq ft – 16 sq m



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 71 C    | 83 B      |

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[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 beautifully presented 4 bedroom detached residence offering a truly delightful rear garden and situated in a highly regarded cul de sac location.

THE PROPERTY

Originally constructed in the 1960s this desirable residence provides excellent accommodation to both ground and first floor; currently this consists of a good size lounge with a central feature fire place, separate dining room currently used as a snug, with the heart of the home to be found in the open plan kitchen/breakfast/family room. The former incorporates an excellent range of matching eye and base level units together with ample granite work surfaces and space for a breakfast table. This in turn opens through to the family area which also benefits from a pleasant aspect overlooking the delightful rear garden. In addition there is also a separate utility room and cloakroom. To the first floor there are then 4 bedrooms with the master bedroom suite providing walk in wardrobes, underfloor heating and a magnificent walk in bathroom complete with rolltop bath, marble top vanity and separate shower cubicle. In addition there is also a modern family bathroom. The property is approached via its own driveway giving ample off street parking, leading to the attached garage. Surrounding the property are beautifully maintained gardens with the rear garden providing a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides by mature trees, hedging and well stocked flower and shrub borders. In addition there is also an outside snug area ideal for relaxing and entertaining. In total the garden extends to 55ft x 48ft (16.8m x 14.7m).



SITUATION

The property is located in a sought after cul de sac in one of Effingham's most popular roads in close proximity to shops catering for your daily needs. A more comprehensive range of amenities can be found at nearby Bookham village centre which is just over 1 mile away to include a supermarket, doctors and dentist surgery, a post office, 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 close by both in the state and private sectors including the well-respected Howard of Effingham secondary school. Surrounding the village is miles of open countryside much of which is National Trust owned.

