

14 Lindens Close, Effingham, Surrey, KT24 5NZ

Price Guide £700,000









- SEMI-DETACHED HOUSE
- SPACIOUS KITCHEN/DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- CORNER PLOT GARDEN
- WALK TO NATIONAL TRUST POLESDEN LACEY
- FOUR BEDROOMS
- LIGHT AND AIRY SITTING ROOM
- DRIVEWAY PARKING
- EASY REACH OF SCHOOLS
- CLOSE TO SHOPS

Description

This beautiful 4 bedroom family home set in a cul-de-sac within easy reach of the Howard of Effingham School, which benefits from a delightful rear garden and driveway parking.

The accommodation comprises an inviting hallway which opens into the sitting room with a beautiful bay window. A large vestibule in the centre of the ground floor that can be used as a study space. This space opens to the kitchen/dining room which boasts a fully fitted range of quality kitchen cabinets with spacious worksurfaces. A light and airy family room features to the rear which could also serve as an office or additional bedroom with an ensuite.

Upstairs off a spacious hallway there are four bedrooms, two of which have built in wardrobes. There is a family bathroom servicing the upstairs bedrooms. The landing also has a good size airing cupboard and access to the loft space.

Outside there is a single driveway space, and parking along the close itself is not restricted for residents. A side gate leads to the rear garden with a workshop/store room. There is a set of double doors from the family room and from the dining room leading onto the patio area. The majority of the garden is laid to an easily maintained lawn with a well established vegetable garden and mature beds.

Situation

The property is situated within a few minutes' walk of the King George V playing fields and within the current Howard of Effingham catchment area, which is under half a mile away.

The property is within close proximity to the local junior and infant schools. Effingham village shops include a bakers, a butchers, a hardware store a small supermarket and a hairdressers. The neighbouring village of Great Bookham has a wide selection of shops and cafés while the larger towns of Leatherhead and Guildford are four miles away and nine miles away respectively.

A wide selection of recreational facilities are available in the area such as Clandon Park, Hatchlands Park, Bocketts Farm Ranmore and Polesden Lacey.

The area is ideal for commuters as you are in easy reach of the A3 and M25 and are only two miles from Bookham station and two and a half miles to Effingham Junction Station with services to London.

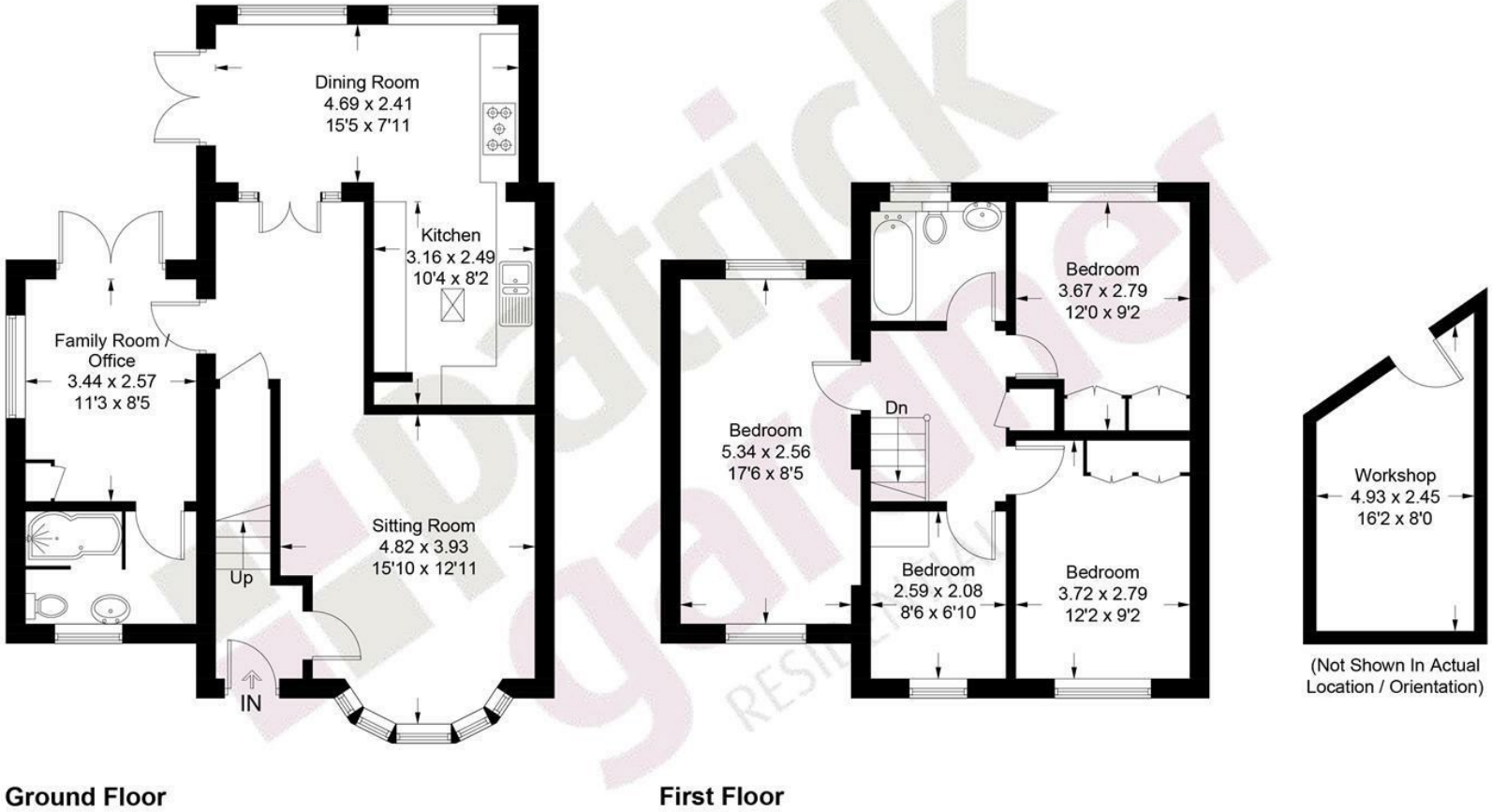
Tenure	Freehold
EPC	D
Council Tax Band	E







Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft
Workshop = 10.0 sq m / 108 sq ft
Total = 129.7 sq m / 1396 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. (ID1346742)

www.bagshawandhardy.com © 2026

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.