



HENSHAWS



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

£325,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford/Leatherhead Road. At the crossroads turn right into The Street and number 2 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

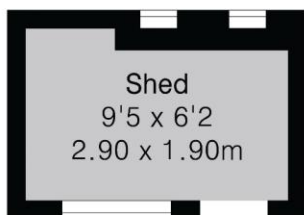


**Approximate Gross Internal Area 536 sq ft - 50 sq m
(Excluding Outbuilding)**

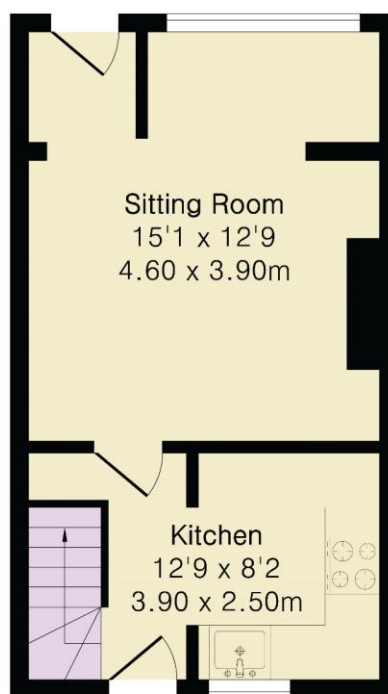
Ground Floor Area 298 sq ft – 28 sq m

First Floor Area 238 sq ft – 22 sq m

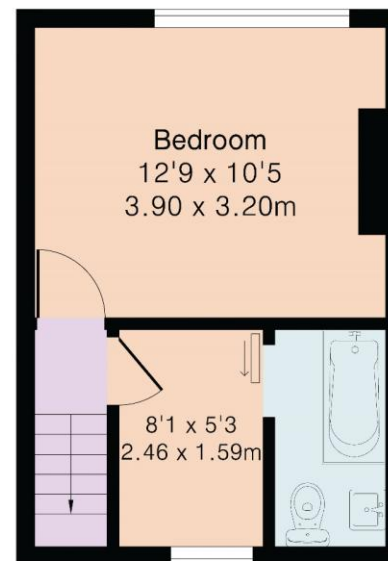
Outbuilding Area 57 sq ft – 5 sq m



Outbuilding



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	86 B
39-54	E		
21-38	F		
1-20	G		



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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.

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

A delightful one bedroom terraced cottage with private westerly facing garden situated in the heart of Effingham village.

THE PROPERTY

Originally constructed in the 1850s this lovely home does in our opinion provide an immense amount of charm and character to include ceiling and wall beams and a feature open fireplace. The principal accommodation consists of a good size sitting room, modern kitchen incorporating a comprehensive range of matching eye and base level units together with ample worktops. The first floor provides a double bedroom with the former bathroom partitioned to create a small dressing room and bathroom. To the front there is a private westerly facing garden which is mainly laid to lawn and to the rear a small courtyard area with access to a brick built storage shed. Other benefits include gas fired central heating with a new boiler installed in 2025. NB there is a right of access using the pathway of number 3 to enter the front of the property and a further right of access from number 3 to the rear courtyard.



SITUATION

The property is located in the heart of Effingham village with shops catering for daily needs nearby and within walking distance of a lovely pub ‘The Plough’. A more comprehensive range of amenities can be found in Bookham village approximately 1 mile away. Effingham Junction station is less than two miles and provides a commuter service into London Waterloo and Victoria. The A3 and M25 are both about a 10 minute drive giving access to London Heathrow and Gatwick airports. Surrounding the village is miles of protected greenbelt countryside providing delightful walks and views ideal for the outdoors enthusiasts.

