



**14 Orchard Gardens, Effingham,
Surrey, KT24 5NR**

£850,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street, turning right onto the A246 Guildford/Leatherhead Road. Take the 4th turning on your left hand side into Orchard Gardens proceeding to the end of the cul de sac and number 14 can be found in front of you.

Local Authority

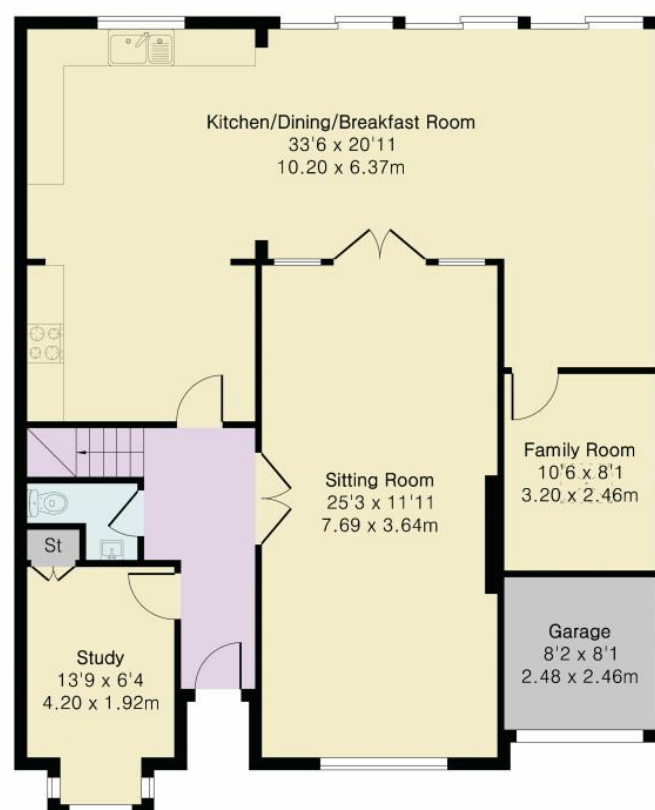
Guildford Borough Council Tel: 01483 505050
Council Tax Band: F



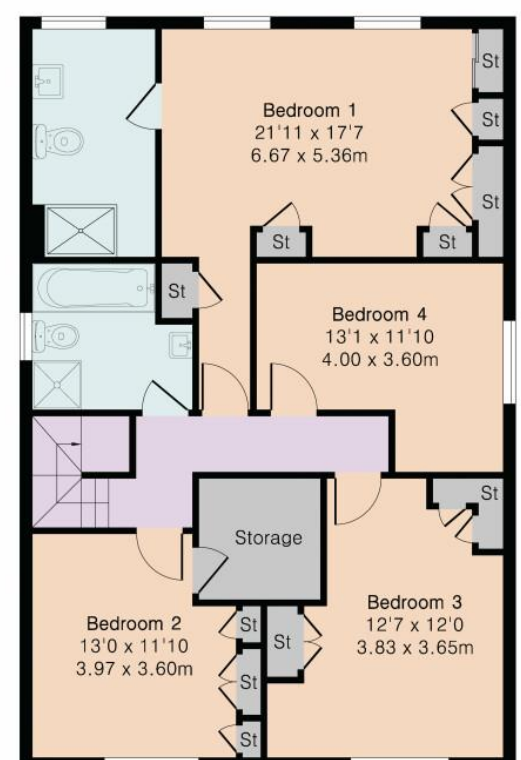
Approximate Gross Internal Area 2120 sq ft - 197 sq m

Ground Floor Area 1148 sq ft – 107 sq m

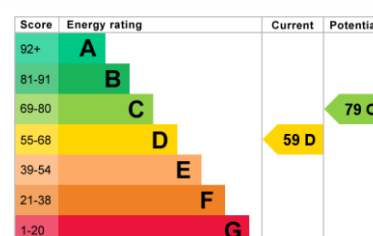
First Floor Area 972 sq ft – 90 sq m



Ground Floor



First Floor



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Great Bookham
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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.

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A well presented and particularly spacious 4 bedroom detached home offering a southerly aspect rear garden situated in a sought after cul de sac location within easy access of Effingham village centre.

THE PROPERTY

Originally constructed in the 1960s this popular style of home has been extended and re configured over a number of years to now provide particularly flexible accommodation. On the ground floor this consists of a cloakroom, separate office and family room plus a generous size living room with a central feature open fire place and retractable doors opening through to the heart of the home which is the open plan kitchen/dining room. The former incorporates a good range of matching eye and base level units and sliding patio doors opening out onto the rear garden. To the first floor there are 4 bedrooms, master with en-suite shower room in addition to the family bathroom. The property itself is approached via a tarmacadam driveway giving a good amount of off street parking which in turn leads to an attached garage (storage only). The rear garden is extensively laid to lawn extending to 38ft x 39ft (11m x 11.5m) and benefits from a predominantly southerly aspect.



SITUATION

The property is located in a popular cul de sac location offering easy access to Effingham village centre with amenities catering for daily needs. A more comprehensive range can be found at nearby Bookham village approximately 1 mile away to include 2 small supermarkets, doctors and dentist surgeries, plus a number of other independent retailers. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Effingham train station is just over 1 ½ miles away and provides a commuter service into London Waterloo and Victoria. There are excellent schools in the area catering for all age groups both in the state and private sector including the well renowned Howard of Effingham Secondary School.

