



Norwood Road, Effingham



Ideally situated in the quiet Surrey countryside.

A well-presented modern family home with 1,500 sq ft of versatile living space, coming to the market with no onward chain.

On the ground floor is a good-size open-plan kitchen/dining room, which leads on to the living room with French doors on to the garden. Also, on the ground floor is a study and snug. The snug has been previously set up as an extra bedroom and has an en suite shower room.

On the first floor are four double bedrooms, the principal bedroom has an en suite bathroom, and there is a good-size family bathroom which serves the other rooms.



Guide price: £795,000

Tenure: Freehold

Local authority: Guildford Borough Council

Council tax band: F







To the front of the property is a driveway providing off-street parking for several cars. To the rear is a secluded and low-maintenance rear garden which is laid to lawn.

Situated near Bookham Common and Polesden Lacey National Trust.

Bookham village has a range of shops, restaurants, coffee shops, cafes and pubs. There is an excellent range of private and state schools in the area, including St Teresa's, The Raleigh, Cranmore School, Howard of Effingham School and Glenesk School.

Bookham and Leatherhead mainline stations are a short drive with regular service to London Waterloo. Easy access to the M25 and A3 provides routes to London, the coast, and Gatwick and Heathrow Airports.

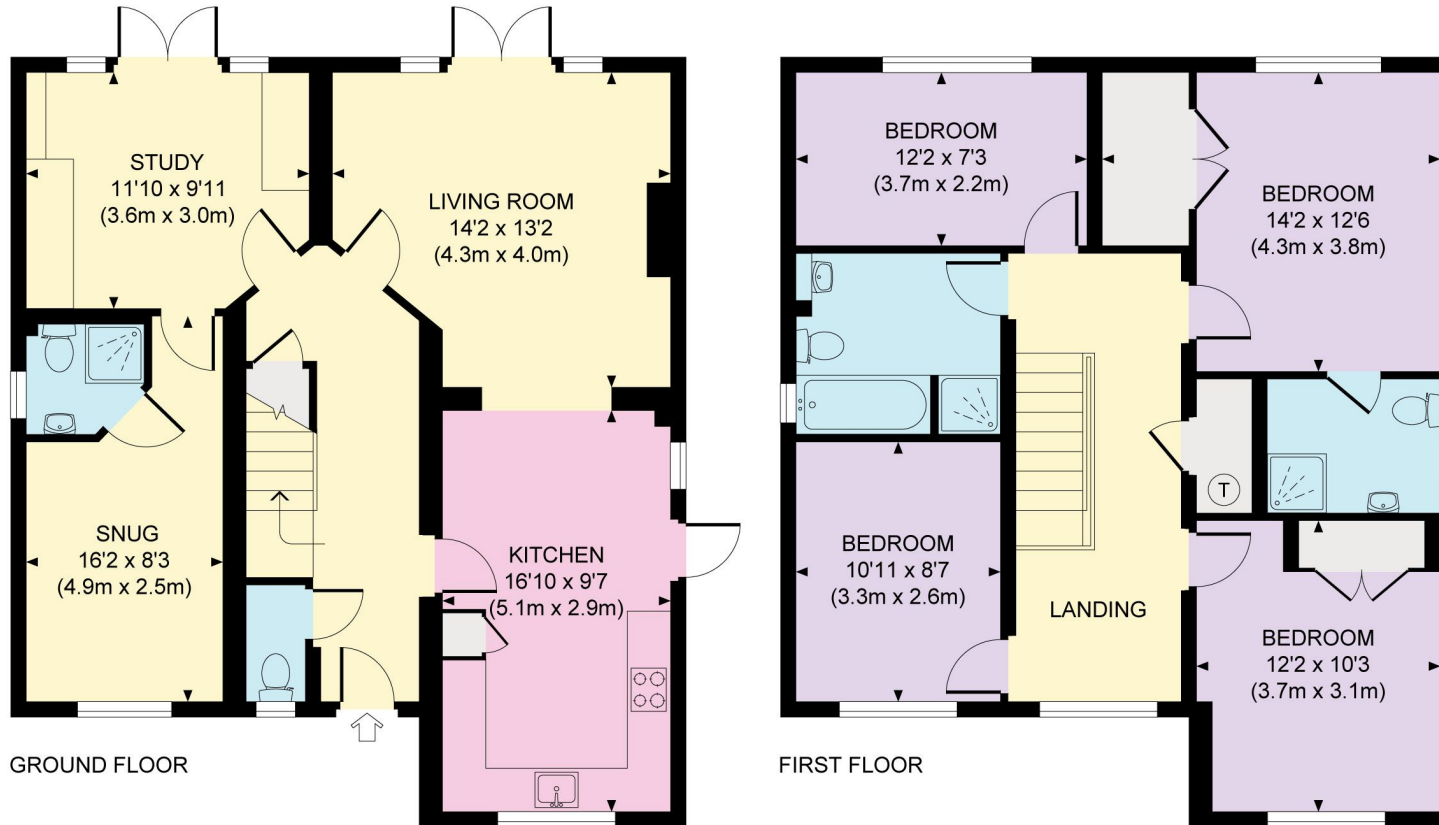








Approximate Gross Internal Area
1500 sq ft / 139.3 sq m



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs and videos dated January 2023.

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