







## NORWOOD ROAD

EFFINGHAM, KT24 5NT

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**Beautifully Presented Throughout**  
**Brand New Spacious End Terrace House**  
**Howard Of Effingham School Catchment**  
**Aedis Backed 10 Year Warranty**

**Two Double Bedrooms**  
**White Bathroom Suite • Entrance Hall**  
**Cloakroom • Lounge**  
**"Wow Factor" Open Plan Kitchen/Dining Room**  
**Underfloor Heating to Ground Floor**  
**Sealed Unit Double Glazed Windows**  
**Large Secluded Rear Garden**  
**Own Private Driveway**

SITUATED on the south side of Bookham within walking distance of the highly regarded Howard of Effingham School and close to miles of open National Trust countryside a STUNNING INDIVIDUAL BRAND NEW HOME which has been completed to a very high standard. The accommodation comprises 2 double bedrooms, modern bathroom and lounge opening into a superb kitchen/dining room which has a considerable wow factor with feature Velux windows, quartz work surfaces, built in integrated appliances and bi fold doors opening onto a large garden and full width paved patio. The property benefits further from sealed unit double glazed windows, engineered oak flooring, 10 year new home warranty, natural timber internal doors with chrome door furniture, modern architrave and skirting with shadow lines and fitted carpets and light fittings. An internal inspection is highly recommended to appreciate this beautifully presented new home.





## GROUND FLOOR

### ENTRANCE HALL

Courtesy light, part glazed front door, stairs to first floor, door to:

LOUNGE 13' × 10'10" (3.96m × 3.30m)

max, t.v. points, sealed unit double glazed window, engineered oak floor, under floor heating, under stairs storage cupboard housing consumer unit, half glazed door to:

LUXURY KITCHEN/DINING ROOM 19'11" × 14'4" (6.07m × 4.37m)

A large room with part vaulted ceiling and feature skylight windows plus wide bi fold doors opening onto the patio and garden. Fitted with an excellent & comprehensive range of modern wall and floor units featuring a handleless design and complimented with Quartz work surfaces and upstands, underslung one and half bowl stainless steel sink unit with swan neck mixer tap, built in Bosch fan assisted oven and eye level microwave/oven, inset 4 ring ceramic hob, concealed extractor/light above, central island unit with Quartz work surface, deep pan drawers, breakfast bar, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, concealed lighting, under floor heating, engineered oak floor, heating thermostat.

### CLOAKROOM

White suite comprising low level w.c. with concealed cistern, wash hand basin, mixer tap, engineered oak floor, extractor fan.

## FIRST FLOOR

### FIRST FLOOR LANDING

Hive heating control, access to partly boarded loft with pull down timber ladder, electric boiler for central heating and domestic hot water, door to:

BEDROOM 1 11'11" × 11'10" (3.63m × 3.61m)

radiator, sealed unit double glazed window, rear aspect.

BEDROOM 2 9'5" × 8'9" (2.87m × 2.67m)

max, deep double built in wardrobe, radiator, sealed unit double glazed window, front aspect.

### FAMILY BATHROOM

white suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, fully tiled surrounding walls, vanity unit with wash hand basin, mixer tap, cupboard under, low level w.c. with concealed cistern, fitted mirror with light, tiled wood effect floor, obscure sealed unit double glazed window.

## OUTSIDE

### DOUBLE WIDTH DRIVEWAY

blocked paved.

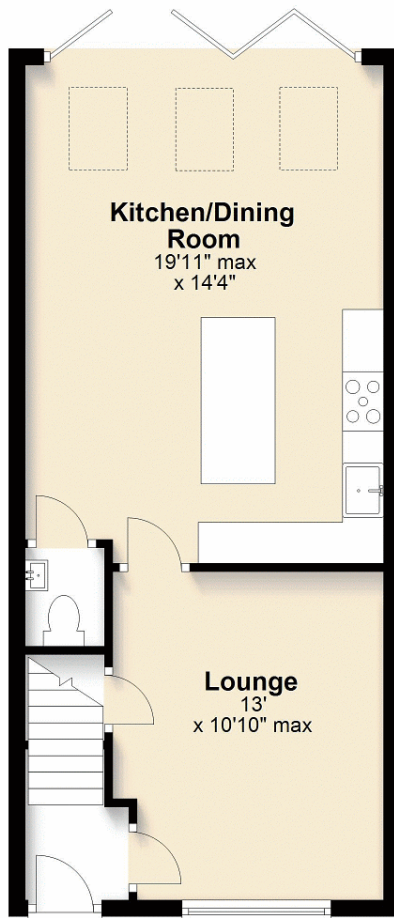
### GARDEN

The rear garden enjoys a delightful south east facing aspect, mainly laid to lawn with full width paved patio, raised flower bed, timber garden shed, outside cold water tap and courtesy light. The garden is enclosed by close boarded panel fencing and is an excellent size extending to approx 90 ft in depth.



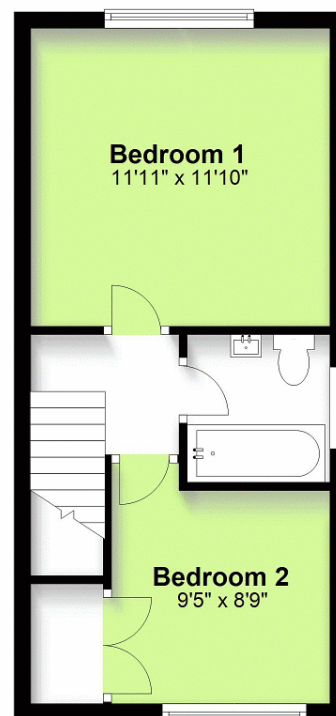
## Ground Floor

Approx. 478.2 sq. feet



## First Floor

Approx. 323.0 sq. feet



Total area: approx. 801.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, water and drainage are all connected to the property.

Note 3 - Council Tax Band to be advised - Guildford Borough Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
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