







## NORWOOD ROAD EFFINGHAM, KT24 5NX

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**An Individual Character House  
Situated Within Howard of  
Effingham School Catchment  
Corner Cul De Sac Position**

**Reception Hall • Cloakroom  
Lounge with Woodburner Stove  
Modern Kitchen/Dining Room  
Utility Room • Four Bedrooms  
Family Bathroom  
Gas Fired Central Heating  
Sealed Unit Double Glazing • Garage  
Private Driveway & Turning Area  
Enclosed Rear Garden**

A detached character house located at the end of a cul de sac within walking distance of the highly regarded Howard of Effingham School and close to miles of open National Trust countryside which can be accessed at the end of Woodlands Road. The property has been extended at the rear and side and now offers a good sized modern kitchen/dining room, double aspect lounge and main bedroom with en suite shower room. All principle rooms enjoy a delightful aspect overlooking the landscaped rear garden and the house benefits further from gas central heating, sealed unit double glazed windows and doors and UPVC soffits and bargeboards. In addition the property was re-wired approximately 6 years ago and is wired for CCTV and fitted with an alarm. An internal inspection is thoroughly recommended to appreciate this excellent family house.





## GROUND FLOOR

### ENTRANCE HALL

with double glazed front door, courtesy light, sealed unit double glazed window, recessed ceiling lights, coved ceiling, radiator and radiator cover, wood effect floor, burglar alarm, mains fed smoke detector, heating thermostat control, understairs storage cupboard with light, 3/4 size double glazed door to outside, door to:-

### CLOAKROOM

white suite comprising low level w.c., wash hand basin with mixer tap, fully tiled walls, heated towel rail, ceramic tiled floor, recessed ceiling lights, obscure sealed unit double glazed window.

### KITCHEN/DINING ROOM 22'9" × 9'9" (6.93m × 2.97m)

max, triple aspect, fitted with a range of modern white fronted wall and floor units having stainless steel bar handles, contrasting work surfaces, inset 1½ bowl single drainer sink unit with mixer tap, built-in eye level Bosch stainless steel electric double oven and grill, inset 4-ring stainless steel gas hob with glass/stainless steel extractor/light above, integrated dishwasher and fridge/freezer, part tiled walls, ceramic tiled floor, coved ceiling, t.v. point, dining area, radiator, appliance space, two sealed unit double glazed windows and French double doors opening into the garden.

### UTILITY ROOM 8'2" × 4'8" (2.49m × 1.42m)

comprising matching wall units with contrasting work surfaces, plumbing and space for washing machine and tumble dryer, part tiled walls, radiator, extractor fan, ceramic tiled floor, coved ceiling, sealed unit double glazed window and door opening into the garden.

### LOUNGE 18'7" × 16'5" (5.66m × 5m)

L shaped, double aspect, central woodburning stove, recessed ceiling lights, dimmer switch, two radiators, t.v. point, wood effect floor, with laminate wood flooring, double radiator with thermostatic control, t.v. point, feature fireplace with tiled hearth, tiled surround and mantle, tiled window sill, feature alcove with tiled display shelf. Opening to:-

## FIRST FLOOR

### LANDING

approached by a turning staircase, obscure sealed unit double glazed window, coved ceiling, mains fed smoke detector, radiator, access to partly boarded loft with light and power, Worcester gas fired boiler for central heating and domestic hot water via sliding ladder.

### BEDROOM 1 22'10" × 9'10" (6.96m × 3m)

max, double aspect, range of fitted floor to ceiling wardrobes, radiator, coved ceiling, sealed unit double glazed window.

### EN SUITE SHOWER ROOM

white suite comprising tiled shower cubicle with wall mounted Triton shower unit, shower tray and glazed shower door, low level w.c., wash hand basin, coved ceiling, heated towel rail, fully tiled walls, ceramic tiled floor, sealed unit double glazed window.

### BEDROOM 2 11'6" × 7'8" (3.50m × 2.34m)

plus door entrance, coved ceiling, radiator, sealed unit double glazed window.

### BEDROOM 3 12' × 6'10" (3.66m × 2.08m)

coved ceiling, radiator, sealed unit double glazed window.

### BEDROOM 4 8'7" × 7'1" (2.62m × 2.16m)

coved ceiling, radiator, sealed unit double glazed window.

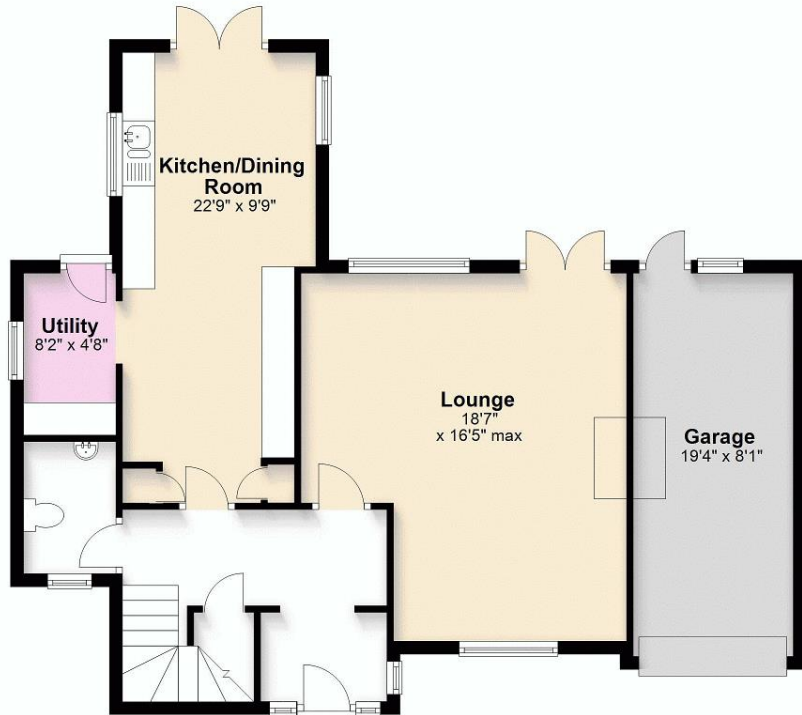
### FAMILY BATHROOM

white suite comprising panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, low level w.c., radiator, part-tiled walls, obscure sealed unit double glazed window, coved ceiling, airing cupboard housing hot water cylinder with immersion heater, slatted shelves.





**Ground Floor**  
Approx. 859.5 sq. feet



**First Floor**  
Approx. 624.1 sq. feet



Total area: approx. 1483.6 sq. feet

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

#### PRIVATE DRIVEWAY

hardsurfaced driveway providing access to the garage, off road parking for several cars including turning area.

#### GARAGE 19'4" x 8'1" (5.89m x 2.46m)

with up-and-over door, power and light, wall mounted electrical consumer unit, gas & electric meter, T.V. point, personal rear door.

#### FRONT GARDEN

with area of lawn, flower border, shrubs and plants, partly enclosed by a panel fence and low retaining brick wall, pedestrian side gate leads to:-

#### REAR GARDEN

mainly laid to lawn with wide paved patio, hot tub, feature circular patio, flower border, variety of shrubs and plants, timber garden shed, aluminum framed greenhouse, outside hot and cold water taps, outside lights, electric power point.

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

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

Note 3 - Local Authority - Guildford Borough Council.

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1-20	G		



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