





NORWOOD ROAD

EFFINGHAM, KT24 5NT

**Beautifully Presented Throughout
Extended and Totally Refurbished
Howard of Effingham School Catchment**

**Three Bedrooms • Family Bathroom
Entrance Hall • Cloakroom • Lounge
"Wow Factor" Open Plan Kitchen/Dining Room
Part 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 CONTEMPORARY FAMILY HOME which was extended and completely renovated in 2021 to a very high standard. The accommodation comprises 3 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, natural timber internal doors with chrome door furniture and modern architrave and skirting with shadow lines. An internal inspection is highly recommended to appreciate this beautifully presented family home.



GROUND FLOOR

ENTRANCE HALL

Courtesy light, part glazed front door with full length sealed unit double glazed side panels either side, radiator, cupboard housing consumer unit, Hive heating control, under stairs storage cupboard, engineered oak floor, half glazed door to lounge and concealed door to kitchen/dining room, door to;

CLOAKROOM

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

LOUNGE 14' × 11'10" (4.27m × 3.61m)

max, radiator, t.v. points, sealed unit double glazed windows, engineered oak floor, timber mantel, fitted display shelves, half glazed doors opening to:

LUXURY KITCHEN/DINING ROOM 21'6" × 17'7" (6.55m × 5.36m)

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, central island unit with Quartz work surface, deep pan drawers, breakfast bar, inset 5 ring ceramic hob, feature extractor/light, further floor units, underslung one and half bowl stainless steel sink unit with swan neck mixer tap, two built in eye level fan assisted ovens, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, concealed lighting, under floor heating, engineered oak floor, timber mantel, heating thermostat.

FIRST FLOOR

FIRST FLOOR LANDING

radiator, access to partly boarded loft with pull down timber ladder, Worcester Bosch gas boiler for central heating and domestic hot water, door to:

BEDROOM 1 11'8" × 11'5" (3.56m × 3.48m)

radiator, sealed unit double glazed window, rear aspect.

BEDROOM 2 11'6" × 11'5" (3.50m × 3.48m)

radiator, sealed unit double glazed window, fitted floor to ceiling wardrobes, front aspect.

BEDROOM 3 7'5" × 5'10" (2.26m × 1.78m)

radiator, sealed unit double glazed window, rear aspect.

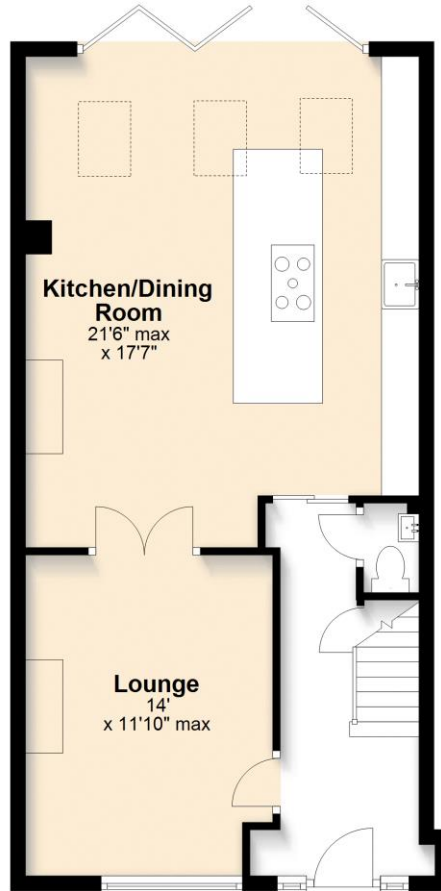
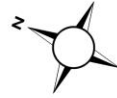
FAMILY BATHROOM

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, heated towel rail, tiled wood effect floor, obscure sealed unit double glazed window.



Ground Floor

Approx. 619.8 sq. feet



First Floor

Approx. 410.4 sq. feet



Total area: approx. 1030.2 sq. feet

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

OUTSIDE

DOUBLE WIDTH DRIVEWAY

blocked paved with electric car charging point.

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.

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 E - Guildford Borough Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
87	75	86	78
<p>Very energy efficient - lower running costs</p> <p>100-105 A</p> <p>95-100 B</p> <p>80-95 C</p> <p>65-80 D</p> <p>50-65 E</p> <p>35-50 F</p> <p>20-35 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-100 A</p> <p>90-90 B</p> <p>80-80 C</p> <p>70-70 D</p> <p>60-60 E</p> <p>50-50 F</p> <p>40-40 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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