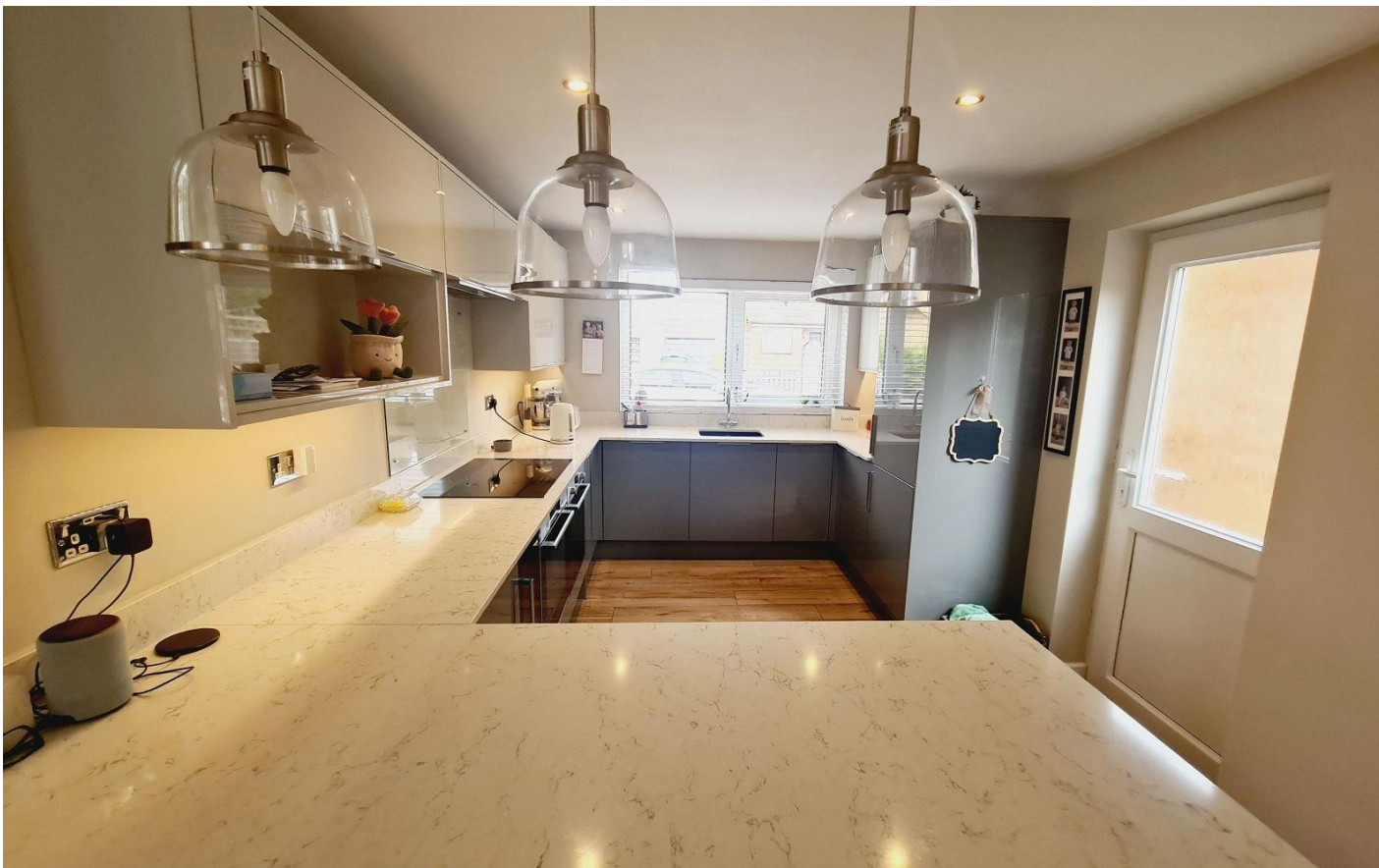






NORWOOD ROAD

EFFINGHAM, KT24 5NU

An Extended Detached House
Within The Howard of Effingham School
Catchment
No Ongoing Chain

Reception Hall • Cloakroom
Lounge/Dining Room • Modern Kitchen
Utility Room • Family Room • Study
Conservatory • Four Bedrooms
Family Bathroom
Gas Fired Central Heating
Sealed Unit Double Glazing • Carport
Private Driveway
South Facing Rear Garden

A detached house which has been extended and offers light and spacious accommodation, with all principal rooms orientated to enjoy a south facing aspect. Situated on the south side of Bookham and within walking distance of The Howard of Effingham School and close to miles of open National Trust countryside including 1600 acres at Polesden Lacey which can be accessed at the end of Woodlands Road. The property has been extended and features flexible accommodation with a superb open plan modern kitchen/dining/living room, plus family room, study and conservatory. The house benefits further from 4 bedrooms, 3 of which have fitted wardrobes, en suite shower room, family bathroom, sealed unit double glazed windows with blinds fitted to those on the rear of the house. In addition the landscaped garden enjoys a delightful south facing aspect with established shrubs and plants, bar, gazebo and full width paved patio.

COVERED ENTRANCE PORCH

courtesy light, double glazed front door

ENTRANCE HALL

radiator, two cupboards housing electric meter & consumer unit

CLOAKROOM

modern white suite comprising low level w.c., vanity unit, wash hand basin with part tiled walls, mixer tap, radiator, wood effect flooring.

FAMILY ROOM 15'5" × 7'8" (4.70m × 2.34m)

radiator

LOUNGE/DINING ROOM 22'4" × 11'9" (6.81m × 3.58m)

wood effect floor, two radiators, triple bi-fold doors to conservatory, wide opening to:

MODERN KITCHEN 12'3" × 9'4" (3.73m × 2.85m)

fitted with an excellent and comprehensive range of grey fronted floor units with light grey wall units, contrasting quartz work surfaces & upstands, underslung single bowl sink, mixer tap, integrated fridge/freezer and dishwasher, two built in electric ovens, inset 5 ring ceramic hob, integrated extractor fan, wood effect floor, concealed lighting, double glazed door to garden, peninsular unit & breakfast bar.

CONSERVATORY 9'2" × 9' (2.79m × 2.74m)

Double glazed with doors to garden, tiled floor, radiator.

STUDY 13'2" × 8'3" (4.01m × 2.51m)

fitted with a range of custom made furniture from Hyperion incorporating full length desk unit, space for two chairs, fitted cupboards and drawers, plus glazed fronted shelved display units, double glazed doors to garden, door to:

UTILITY ROOM 8'1" × 6'2" (2.46m × 1.88m)

comprising a range of base units, contrasting work surfaces, single drainer stainless steel sink unit, double wall unit, part tiled walls, Vaillant wall mounted gas fired boiler for central heating and domestic hot water, space for washing machine, appliance space, tiled floor.

FIRST FLOOR LANDING

access to insulated and partly boarded loft with light via sliding ladder, built in airing cupboard housing hot water cylinder with immersion heater, slatted shelves.

BEDROOM 1 12'10" × 11'9" (3.91m × 3.58m)

rear aspect, radiator, 2 wall light points, light/fan, fitted wardrobes incorporating drawers, matching bedside tables, further double fitted wardrobe, door to:

EN SUITE SHOWER ROOM

fully tiled, white suite comprising corner shower, thermostatic shower unit, glazed sliding doors, chrome towel rail, pedestal wash hand basin, mixer tap, low level w.c., mirror door medicine cabinet, light/shaver point, tiled floor.

BEDROOM 2 11'9" × 9'1" (3.58m × 2.77m)

rear aspect, radiator, double and single floor/ceiling fitted wardrobe.

BEDROOM 3 12'5" × 7'8" (3.78m × 2.34m)

front aspect, radiator, fitted floor/ceiling mirror door wardrobe, vanity unit, wash hand basin, mixer tap, tiled splashback, cupboard under, light/shaver point.

BEDROOM 4 12' × 7'11" (3.66m × 2.41m)

front aspect, radiator

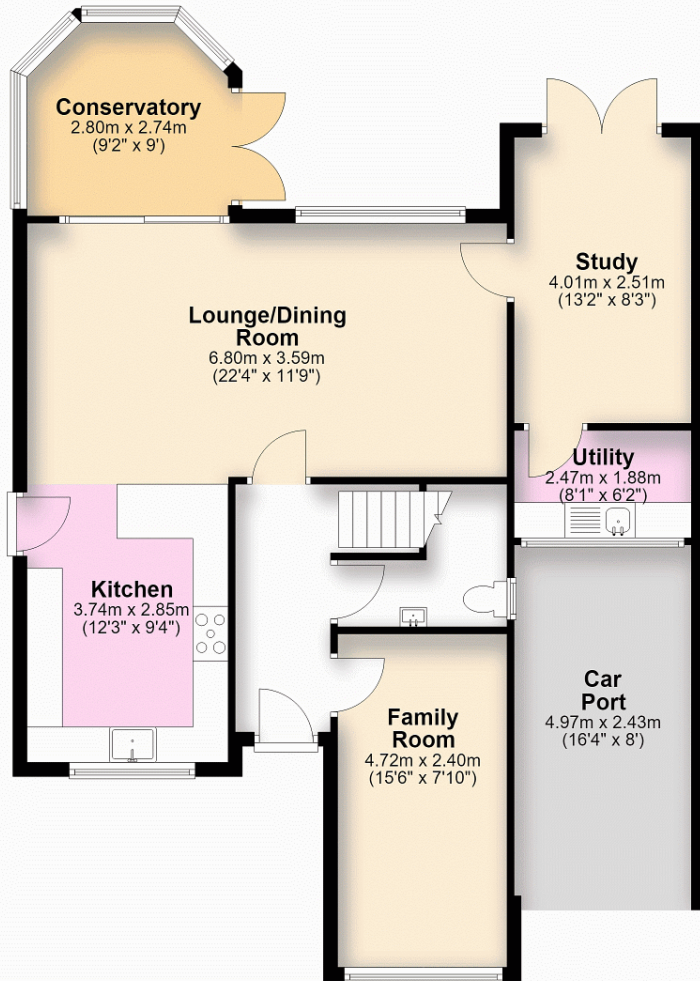
FAMILY BATHROOM

white suite comprising panel enclosed jacuzzi bath plus thermostatic shower, hand held shower and fixed head rainfall shower, curved glazed screen, extractor fan, low level w.c. with concealed cistern, vanity unit, range of cupboards and drawers, light wood effect display shelf, inset wash hand basin, mixer tap, fitted circular mirror, shaver point, chrome towel rail, wood effect floor, tall fitted storage unit.



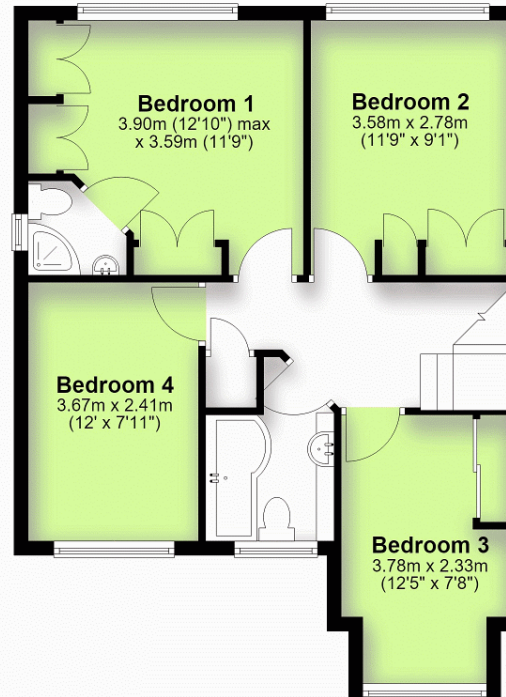
Ground Floor

Approx. 93.6 sq. metres (1007.9 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



Total area: approx. 148.0 sq. metres (1593.1 sq. feet)

OUTSIDE

PRIVATE DRIVEWAY

blocked paved driveway and turning area, partly enclosed by a Beech hedge, low retaining brick wall and fence. Gate enables side access with block paved footpath leading to the rear garden. Outside cold water tap.

CARPORT 16'4" x 8' (4.98m x 2.44m)
two security lights.

SOUTH FACING REAR GARDEN

mainly laid to lawn with paved footpath and a variety of shrubs, roses, plants, trees and evergreens. The garden is enclosed by 1.8m high panel fencing and is very well secluded. There is an entertaining area with circular patio, gazebo, bar plus further full width paved patio.

TIMBER GARDEN SHED 17'10" x 6'8" (5.44m x 2.03m)
light & power

- 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 Band F - Guildford Borough Council.
- Note 4 - There are solar panels on the rear of the house which generates approximately £2,000/£2,500 pa on the current contract.

**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 Rating
B

Score	Energy Rating	Current	Potential
92+	A		
81-91	B	82	87
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

