HUGGINS EDWARDS & SHARP

NORWOOD ROAD, EFFINGHAM, KT24 5NU

£785,000 FREEHOLD

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.

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" × 8' (4.98m × 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" × 6'8" (5.44m × 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

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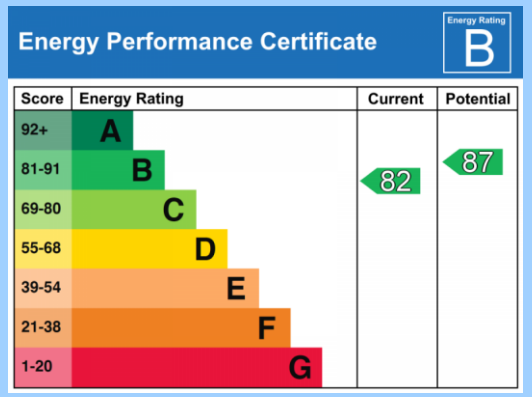

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