



11 Norwood Close, Effingham, Surrey, KT24 5NY

11 NORWOOD CLOSE, EFFINGHAM, LEATHERHEAD, SURREY, KT24 5NY

This spacious home in Effingham offers well-conceived and versatile accommodation extending to a total of 1631sqft, offering ample space and comfort either for a family or those seeking generous living areas. The property has been extensively modernised by the current owners and offers a high quality of finish and attention to detail throughout, including underfloor heating, air conditioning, new electrics and plumbing along with a new roof and insulation.

Upon arrival you will be greeted by the presence of a large, paved driveway offering ample off-street parking. As you enter the house, a welcoming and spacious hallway sets the tone for the rest of the home. Micro-resin flooring spans the whole of the downstairs, giving a feeling of continuity and space, with underfloor heating throughout. The first reception room is currently utilised as a formal sitting room. The heart of the home lies in the expansive living room at the rear of the property, measuring an impressive 20'5"x12' offering abundant space for relaxation and entertainment. Sliding doors provide a seamless transition to the outdoors and air conditioning is offered for added comfort. The contemporary kitchen is finished with modern gloss units with a Rangemaster oven, Bosch dishwasher and Samsung fridge. There is a peninsula unit containing the kitchen sink and additional countertop space. There is also a useful downstairs guest bedroom, complete with a 3-piece en suite. This space could potentially be used as an additional living area if desired.

Ascending to the first floor you will find three generously proportioned bedrooms, 2 of which benefit from air conditioning units, perfect for warmer evenings. Completing the package is the upstairs shower room, benefitting from a high specification massage shower.

Stepping outside, you will discover a large lawned garden extending to approximately 75 feet. The garden is nicely complemented by a pond in addition to a selection of well-maintained borders containing a selection of shrubs, perennials and annuals. This secluded oasis offers ample space for outdoor activities, gardening, or simply unwinding amidst nature's beauty. The garden outbuilding houses a large home office and a fitness pool and benefits from lighting, power and heating.

There is scope to extend and improve the property further to the side to create additional first floor space.

- **Comprehensively refurbished throughout**
- **Spacious and versatile accommodation**
- **4 generously proportioned bedrooms**
- **Off street parking**
- **Popular village location**
- **20'5" Living Room**
- **75ft landscaped garden**
- **Close to mainline station**

CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: Guildford Borough Council, Band E

Services: Mains water, electricity, mains drainage and gas central heating










SITUATION

Effingham is a small Surrey village with a local parade of shops including a butcher, bakers, coffee shop/café, post office/shop and general store, two pubs: The Plough and the Queens Stage, KGV sports park/playing fields, rugby club and golf club. There are railway stations at both Effingham Junction and Bookham, which runs between Guildford and London Waterloo. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. There is a wide range of excellent schooling within the area in both the state and private sectors, of particular note being the Howard of Effingham a highly regarded academy Trust co-educational secondary school and sixth form. The county town of Guildford is approximately 8 miles away offering a range of shopping, social, recreational and educational facilities, whilst the cosmopolitan village of Cobham is close by with its vibrant range of shops and restaurants.



DIRECTIONS

Follow the A246 from Guildford for approximately 9 miles, passing through Merrow, Clandon and Horsley. You will reach a set of traffic lights as you approach the property. Pass over the traffic lights, passing the Suzuki garage on your right. Norwood Road is the 2nd right turn. Turn right again into Norwood Close and the property will be in front of you as you drive up the close. Sat Nav - KT24 5NY

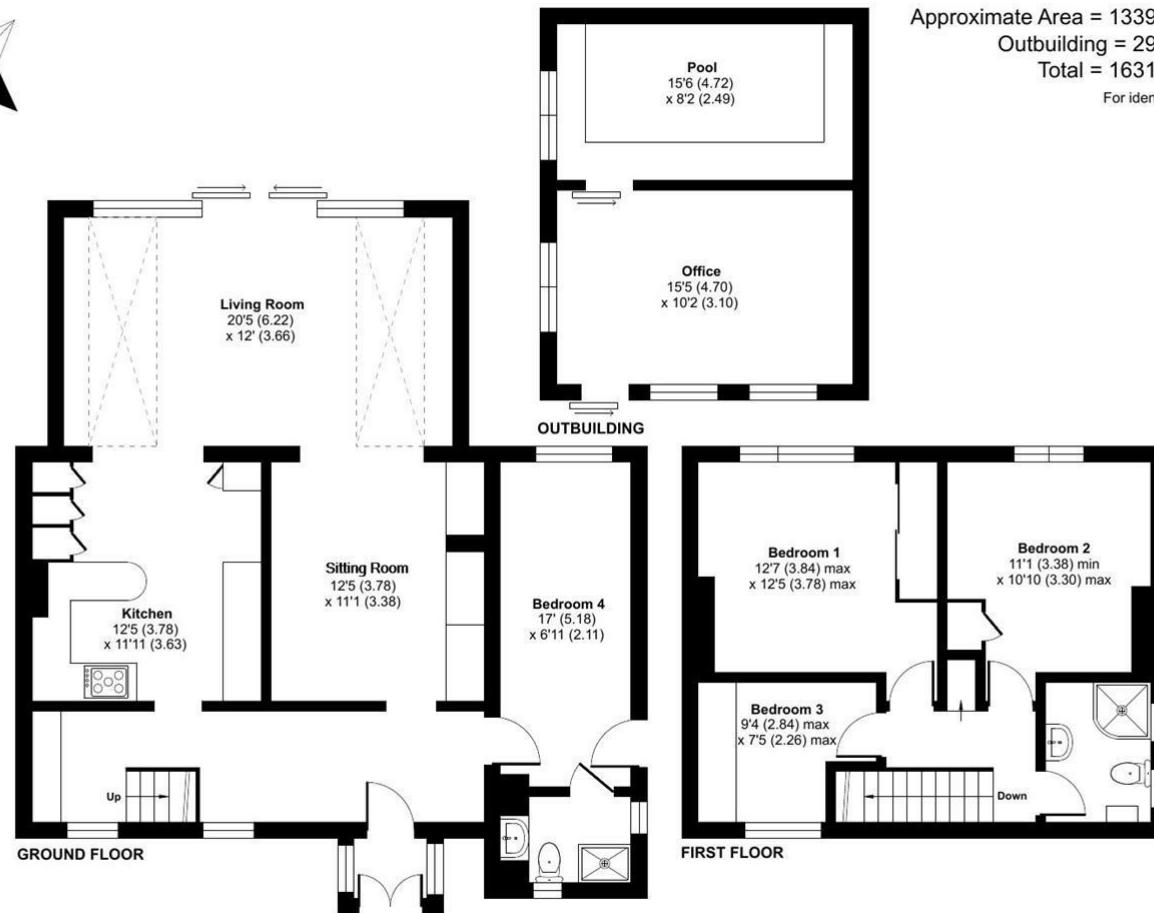
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Approximate Area = 1339 sq ft / 124.3 sq m
 Outbuilding = 292 sq ft / 27.1 sq m
 Total = 1631 sq ft / 151.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Clarke Gammon. REF: 1178151

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

