



HE HUGGINS
EDWARDS
& SHARP

NORWOOD ROAD, EFFINGHAM, KT24 5NX
£599,970 FREEHOLD



NORWOOD ROAD

EFFINGHAM, KT24 5NX

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

**Reception Hall • Cloakroom
Lounge/Dining Room • Family Room
Kitchen/Breakfast Room
Three Good Size Bedrooms
Family Bathroom
Gas Fired Central Heating
Sealed Unit Double Glazing • Garage
Private Driveway • Enclosed Rear Garden**



A detached character house located 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 the accommodation comprises a double aspect lounge/dining room opening into a family room, kitchen/breakfast room, entrance hall, cloakroom, 3 good sized bedrooms and spacious bathroom. The property would benefit from some updating although has gas central heating to radiators and double glazed windows, in addition, there is potential to convert the garage, if desired, subject to the usual planning consents.

GROUND FLOOR

DOUBLE GLAZED ENTRANCE PORCH

Double glazed front door, door to:

ENTRANCE HALL 6'3" × 5'7" (1.90m × 1.71m)

sealed unit double glazed window, woodblock floor, glazed door to:

LOUNGE/DINING ROOM 21'2" × 16'5" (6.45m × 5m)

narrowing to 10'10" triple aspect, tiled fireplace & hearth, woodblock floor, two radiators, sealed unit double glazed windows, sliding door to:

FAMILY ROOM 10'9" × 7'8" (3.28m × 2.33m)

woodblock flooring, sealed unit double glazed window & sliding door to garden,

INNER HALL

coats hanging space, stairs to first floor landing.

CLOAKROOM

white suite comprising low level w.c., wash hand basin with tiled splashback, fitted mirror, double glazed window.

KITCHEN/BREAKFAST ROOM 13'7" × 7'11" (4.15m × 2.42m)

fitted with a range of wall and floor units with contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in gas oven, inset 4-ring gas hob, extractor/light above, plumbing and space for washing machine, appliance space, part tiled walls, radiator, space for breakfast table, built in larder cupboard, wall mounted gas fired boiler for central heating and domestic hot water, two double glazed windows and glazed door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

double glazed window.

BEDROOM 1 14'4" × 11'3" (4.38m × 3.44m)

radiator, sealed unit double glazed window, front aspect with views towards open countryside.

BEDROOM 2 14'11" × 9'6" (4.54m × 2.91m)

radiator, two sealed unit double glazed windows, double wardrobe partly shelved, rear aspect.

BEDROOM 3 10'1" × 6'10" (3.07m × 2.08m)

radiator, sealed unit double glazed window.

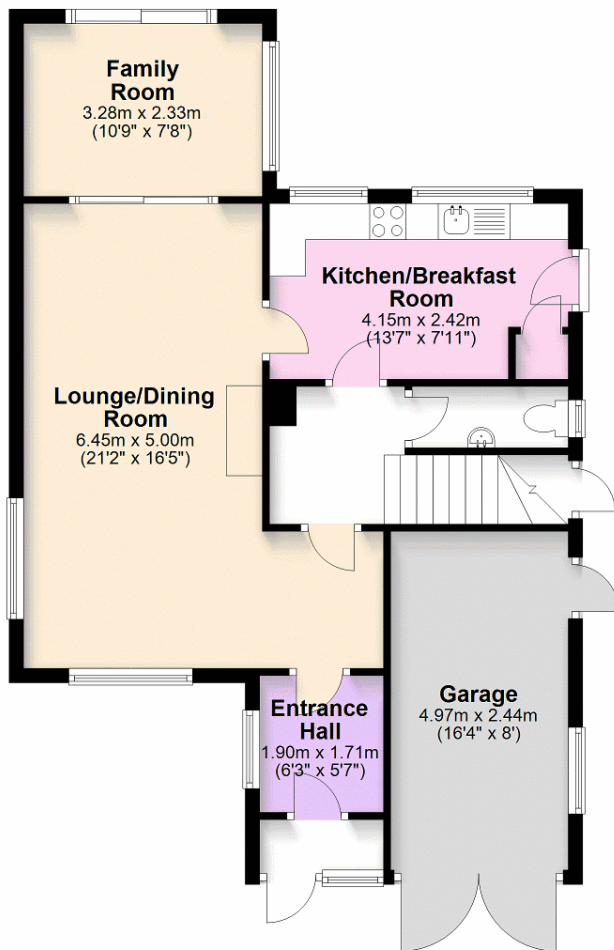
FAMILY BATHROOM

double aspect, white suite comprising panel enclosed bath with independent Mira electric shower unit, shower rail and curtain, pedestal wash hand basin, low level w.c., radiator, heated towel rail, shaver point, part-tiled walls, sealed unit double glazed window, built in airing cupboard housing hot water cylinder with immersion heater, slatted shelves, access to loft, fitted mirror, mirror door medicine cabinet, wall mounted electric heater.



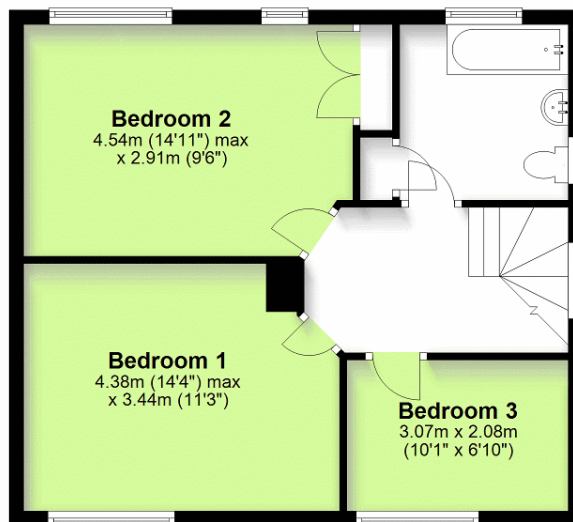
Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



First Floor

Approx. 51.2 sq. metres (550.8 sq. feet)



Total area: approx. 120.2 sq. metres (1294.3 sq. feet)

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

OUTSIDE

PRIVATE DRIVEWAY

hardsurfaced driveway providing access to the garage.

GARAGE

16'4" x 8' (4.97m x 2.44m) with swing doors, gas & electric meter, fitted shelves, door to side.

FRONT GARDEN

mainly laid to lawn with hedge, evergreens, pedestrian gate leads to:-

REAR GARDEN

mainly laid to lawn with a variety of shrubs and plants, trees, evergreens, timber garden shed, metal shed plus another located to the side. The garden is enclosed by 1.8m high panel fencing and is very well screened. There is also an outside tap to the side plus lockable built in storage cupboard.

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.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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Energy Rating
E

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92+	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

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