



12 The Crossroads, Effingham, Surrey
KT24 5PD

£550,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford Leatherhead Road. Continue along for approximately 2 miles turning left into Manor Gardens and then take the immediate right and bear left into The Crossroads and number 12 can be found towards the back of the development on the right.

Local Authority

Guildford Borough Council tel: 01483 505050
 Council Tax Band: E



Approximate Gross Internal Area 1147 sq ft - 107 sq m (Excluding Garage)

Ground Floor Area 679 sq ft – 63 sq m
 First Floor Area 468 sq ft – 44 sq m
 Garage Area 135 sq ft – 13 sq m



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

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A recently renovated three-bedroom terraced home, pleasantly positioned within a small and appealing cluster of similar properties, conveniently situated for the village centre and Effingham golf club.

THE PROPERTY

A covered entrance opens into a welcoming entrance hall, with a useful ground floor cloakroom. The principal area is the living/dining room, providing generous space for both comfortable seating and a dining table and chairs, making it ideal for everyday living and entertaining. To the rear, a double-glazed conservatory provides an additional light-filled reception area and enjoys an attractive outlook over the courtyard garden with direct access outside. The recently updated kitchen is fitted with a stylish range of units providing ample storage and preparation space, together with an oven and hob. Upstairs, the principal bedroom benefits from fitted wardrobe cupboards and is complemented by two further bedrooms. The accommodation is completed by the recently modernised family bathroom. Outside, the south-westerly backing courtyard garden has been designed for ease of maintenance, being predominantly paved and attractively interspersed with established borders and shrubs. There is also a garage situated in a nearby block.



SITUATION

The property is located on the Bookham/Effingham borders just over a mile from Bookham village centre which offers an excellent range of local shops including two supermarkets, a doctors and dentist surgery, a library, a post office and a number of other independent retailers. The M25 can be reached at either junction 9 Leatherhead or junction 10 Wisley giving good motorway access to both Heathrow and Gatwick airports. Effingham junction is approximately two miles away and provides a good commuter service into London Waterloo and Victoria. Also closeby are excellent schools both in the state and private sector including the well respected Howard of Effingham secondary school.

