



3 Townhouse, The Street, Effingham, Nr. Leatherhead, Surrey, KT24 5LU

CLARKE



GAMMON

**3 TOWNHOUSE, THE STREET,
EFFINGHAM, NR. LEATHERHEAD,
SURREY, KT24 5LU**

SEMI-DETACHED HOME

THREE BEDROOMS

INTEGRAL SINGLE GARAGE

CLOSE TO HOWARD OF
EFFINGHAM

CLOSE TO GREENBELT
COUNTRYSIDE

THREE-STOREY TOWNHOUSE

NO ONWARD CHAIN

OFF-STREET PARKING SPACE

MOMENTS FROM LOCAL
SHOPS

EPC: D



**A modern three-bedroom
townhouse with well-presented
accommodation across three
floors plus attractive rear garden,
integral garage and off-street
parking space.**

THE PROPERTY

This conveniently located townhouse, originally built in the 1960's, offers accommodation over three floors and benefits include an integral garage, off-road parking space and a beautifully tended landscaped rear garden. The property is conveniently situated within a short stroll of local village shops on The Street and excellent local schooling including The Howard of Effingham. Also, within walking distance of both Effingham Junction and Bookham stations allowing rail services into London Waterloo, Victoria and Guildford. The larger towns of Leatherhead, Cobham and Guildford are within easy access and offer a comprehensive range of shopping, social, recreational and educational facilities.

Accommodation comprises: covered porch opens to a reception hall with wood flooring and staircase to the first floor; spacious living/dining room with wood flooring; kitchen fitted with a range of units and laminate worktops, integrated appliances (to include Bosch oven, electric hob and extractor chimney above, fridge, freezer, dishwasher) wood flooring and door to rear garden; family bathroom fitted with a modern white suite comprising P-shaped bath with shower above, basin, W.C, and fully tiled walls; a further staircase leads to the second floor with three bedrooms, each with built-in storage.



THE GROUNDS

Outside, the property benefits from an integral single garage (with space and plumbing for a washing machine and tumble dryer), an off-road parking space to the front of the property and gated side access with steps leading up to the rear garden having been beautifully landscaped in recent years with an area laid to artificial lawn, flanked by well-stocked flower borders and secure fenced perimeter.

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.

LEATHERHEAD | 3.5 miles

COBHAM | 4 miles

GUILDFORD | 8 miles

EFFINGHAM JUNCTION STATION | 1.6 miles

BOOKHAM STATION | 1.5 miles

CENTRAL LONDON | 23 miles

GATWICK AIRPORT | 20 miles

The Street, Effingham, Leatherhead, KT24

Approximate Area = 1023 sq ft / 95 sq m (includes garage)

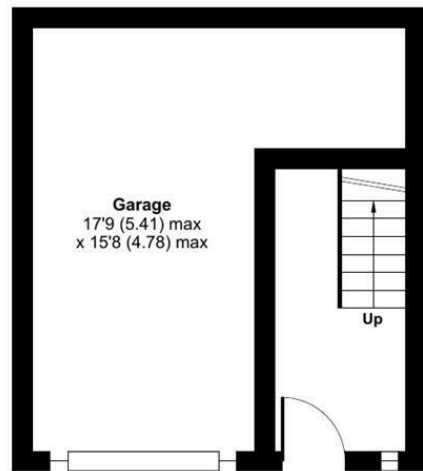
Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 1036 sq ft / 96.2 sq m

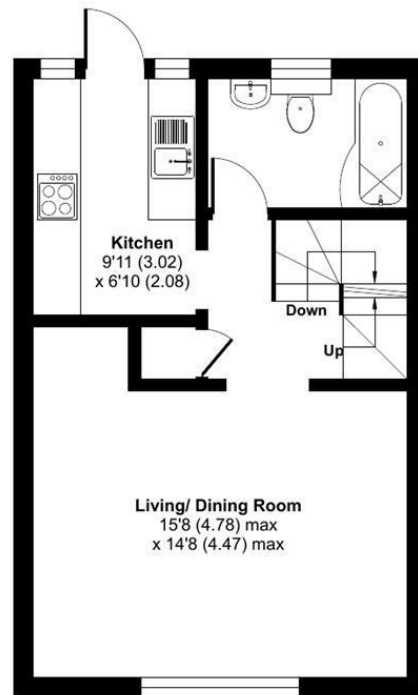
For identification only - Not to scale



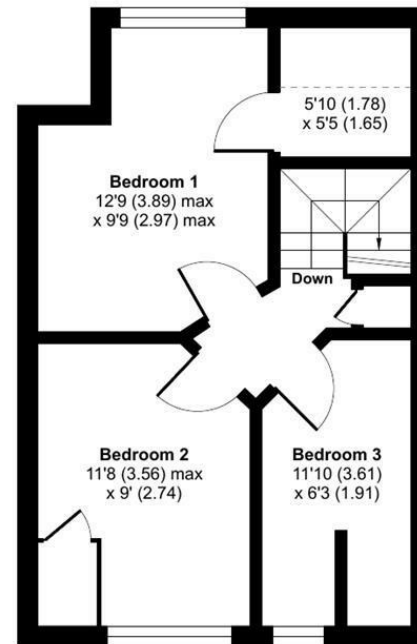
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: E

SERVICES

All mains services connected

14th November 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Clarke Gammon. REF: 990455

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF (Post Code: KT24 5LU)

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

