



**Pacey
Wingent
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INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

The Street, Effingham, Surrey, KT24

Offers Over £525,000

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- Gorgeous three bedroom townhouse
- Newly refurbished throughout
- Open plan living
- Private garden
- Located in the centre of the village close to pubs/ restaurants and shops
- Two bathrooms
- Cinema/TV room
- Ensuite & Separate family bathroom
- Easy access to A3/A24/M25
- Walking distance to Howard of Effingham School and St. Lawrence Primary



VIRTUAL TOUR Newly refurbished three-storey townhouse located in the heart of Effingham, Surrey. The property features three bedrooms, two bathrooms (one ensuite), open plan kitchen/living/dining space and a private garden. The house also boasts an incredible cinema/TV room.

With the Queens Stage pub, The Plough pub and Effingham parade of shops on your doorstep there are no shortage of restaurants, shops and green spaces. The A3, A24, and M25 are just a short drive away, ensuring convenient commuting to London. Additionally, Effingham Junction and Leatherhead train stations offer rail services to central London.

A perfect family home with The Howard of Effingham School and St. Lawrence Primary a stones throw away.





The Street, Effingham, KT24 5LU

Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft



= Reduced headroom below 1.5m / 5'0"

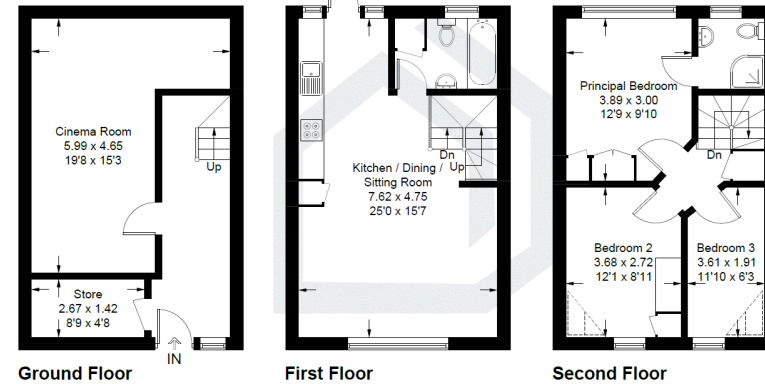


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