





MIDDLE FARM PLACE

EFFINGHAM, KT24 5LA

A Beautifully Presented Modern Detached House

Situated in the heart of Effingham Village

Walking Distance to The Howard of Effingham School

No Ongoing Chain

Four Bedrooms

Two Luxury Bathrooms

Kitchen/Dining Room Overlooking Garden

Family Room

Lounge with Fireplace

Games Room/Study

Reception Hall

Cloakroom

Gas Central Heating to Radiators

South Westerly Facing Rear Garden

Two Driveways



Situated in the heart of Effingham Village this modern detached home is beautifully presented throughout and located in a very convenient location. Situated within a couple of minutes' walk is a small parade of local shops which cater for day to day needs including a Butcher, Bakers, Hardware Store, etc. whilst the larger village of Bookham is about two and a half miles distant. Bookham provides two Supermarkets, a Health Centre, several Dental Surgeries, Post Office and Public Library. The area is served by an excellent selection of private and state schools including St Lawrence Primary, St Theresa's and Manor House school as well as The Howard of Effingham located nearby.

For commuters Effingham Junction station is just a 4 minute drive and provides regular services into London Waterloo (45 minutes) London Bridge and London Victoria. Nearby beauty spots include Polesden Lacey, Norbury Park, Bookham Common and Surrey Hills with the North Downs Way Trail linking Dorking and Guildford.

The property has been very well maintained by the present owners and offers excellent light and spacious accommodation throughout with a delightful south westerly facing rear aspect. A welcoming reception hall with oak staircase and glass balustrade leads into a superb kitchen/dining room with two sets of doors overlooking the rear garden and further doors lead into the family room with feature semi vaulted ceiling. The kitchen comprises a range of shaker style units with breakfast bar and built in integrated appliances including stainless steel oven/grill and warming drawer. Adjacent is a useful utility room with Worcester gas fired boiler, wall & floor units, appliances spaces and deep pantry cupboard. There is a separate formal lounge with attractive bay window and feature stone fireplace and to complete the ground floor accommodation a cloakroom and large games room/reception room. Planning permission was granted in 2011 and although the room could be used for a variety of purposes it is currently used as a gym and study with outside store. On the first floor there is a spacious principal bedroom with fitted wardrobes and modern en suite bathroom with large walk in shower. Three further bedrooms are then served by a modern family bathroom.

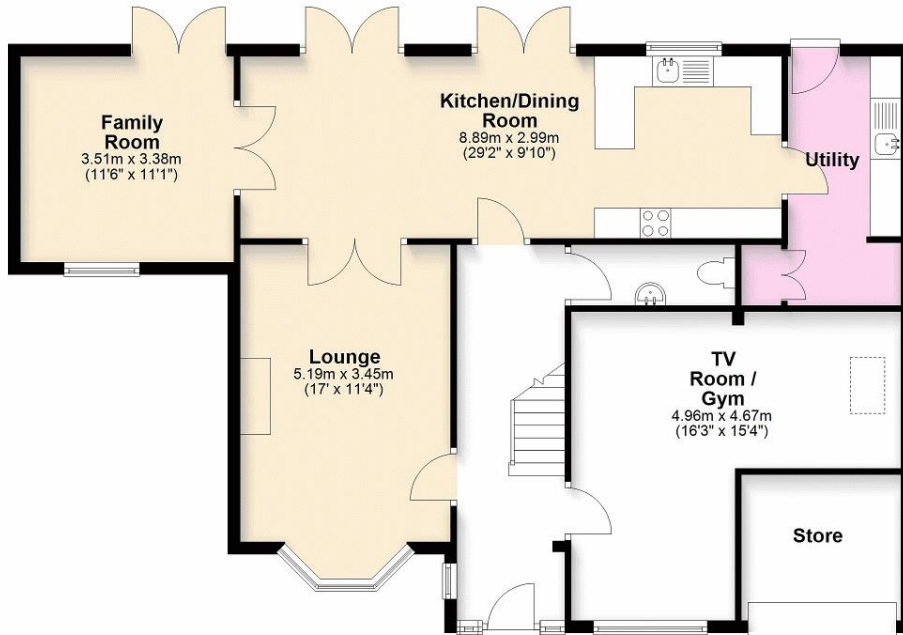
Outside the rear garden enjoys a sunny south westerly facing aspect and is mainly laid to lawn with extensive paved patio, partly enclosed by a high brick wall with a variety of specimen shrubs and plants. Gate enables pedestrian side access and leads to the front garden with two driveways.



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 - Guildford Borough Council
 Note 4 - Residents Association Charge £257 pa

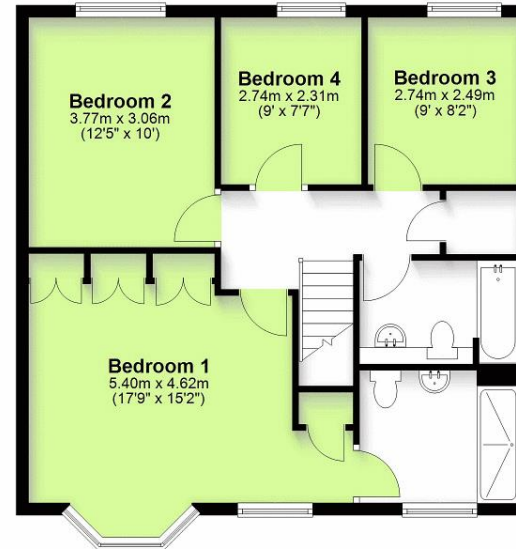
Ground Floor

Approx. 104.7 sq. metres (1126.6 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



Total area: approx. 169.1 sq. metres (1820.0 sq. feet)

**VIEWING STRICTLY BY APPOINTMENT ONLY
 THROUGH THE VENDORS AGENTS HUGGINS
 EDWARDS & SHARP**

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

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Energy Rating
C

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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