



**4 Westmead, The Street,
Effingham, Surrey, KT24 5LQ**

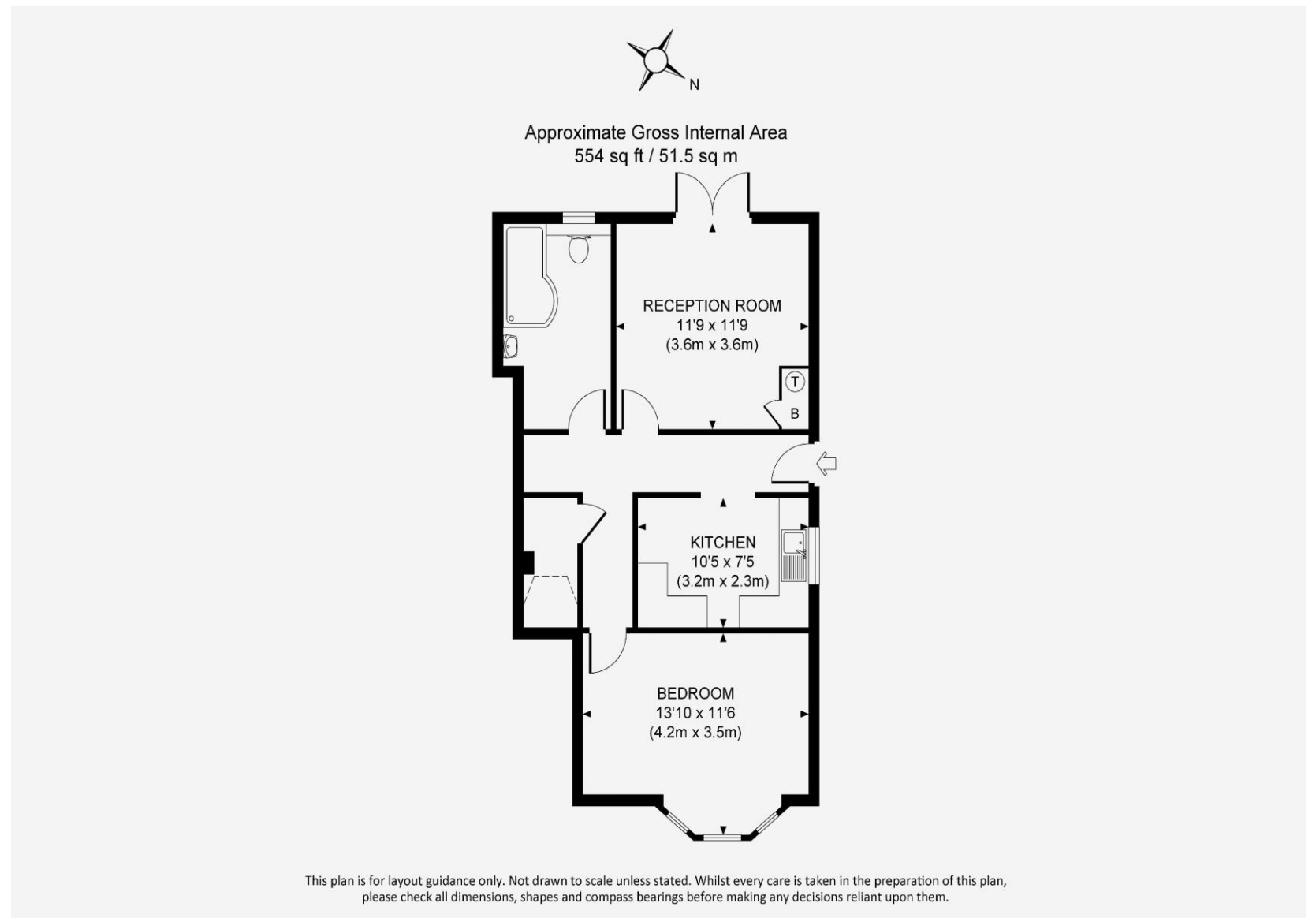
£299,950 Share of Freehold

Directions

From our offices in East Horsley take the Ockham Road South for just over a mile and turn left along the A246 in the direction of Leatherhead. After about two and half miles turn left at the lights into The Street and Westmead will be found after a few hundred yards on the left hand side.

Local Authority

Guildford Borough Council: 01483 505050



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Within close proximity to Effingham village shops, a vacant one bedroom, garden maisonette with no onward chain.



THE PROPERTY

A one bedroom, ground floor, garden maisonette in the heart of Effingham village situated close to the shops that include a bakery, butchers, newsagents and hardware store. Rural footpaths to East Horsley and the Surrey Hills are nearby with miles of country paths, ideal for walking and mountain biking. The flat benefits from a recently fitted kitchen with an excellent range of grey wall and base units with space for a slot-in cooker, upright fridge/freezer and washing machine. The lounge has double glazed, double opening doors out to the rear patio and garden and a cupboard housing the gas fired boiler and hot water cylinder. The L-shaped hall leads into the double bedroom with a double glazed bay window to the front and plenty of room to fit built-in wardrobes if so desired. Off the hall is a useful storage cupboard. The family bathroom has a white suite with a shower over the bath, basin and w.c. The garden backs west so enjoys the afternoon and evening sunshine and is a blank canvas for the new owners to make their mark. Beyond the garden there are 4 parking spaces, one for each flat at Westmead. The lease has 61 years to run (extension being arranged) and is share of freehold. Maintenance charges are £30.00 pcm and there is no ground rent payable. The flat is vacant and available with no onward chain. Council Tax Band C.

