



**Bramble Hill, Heathway,  
East Horsley, Surrey, KT24 5ET**

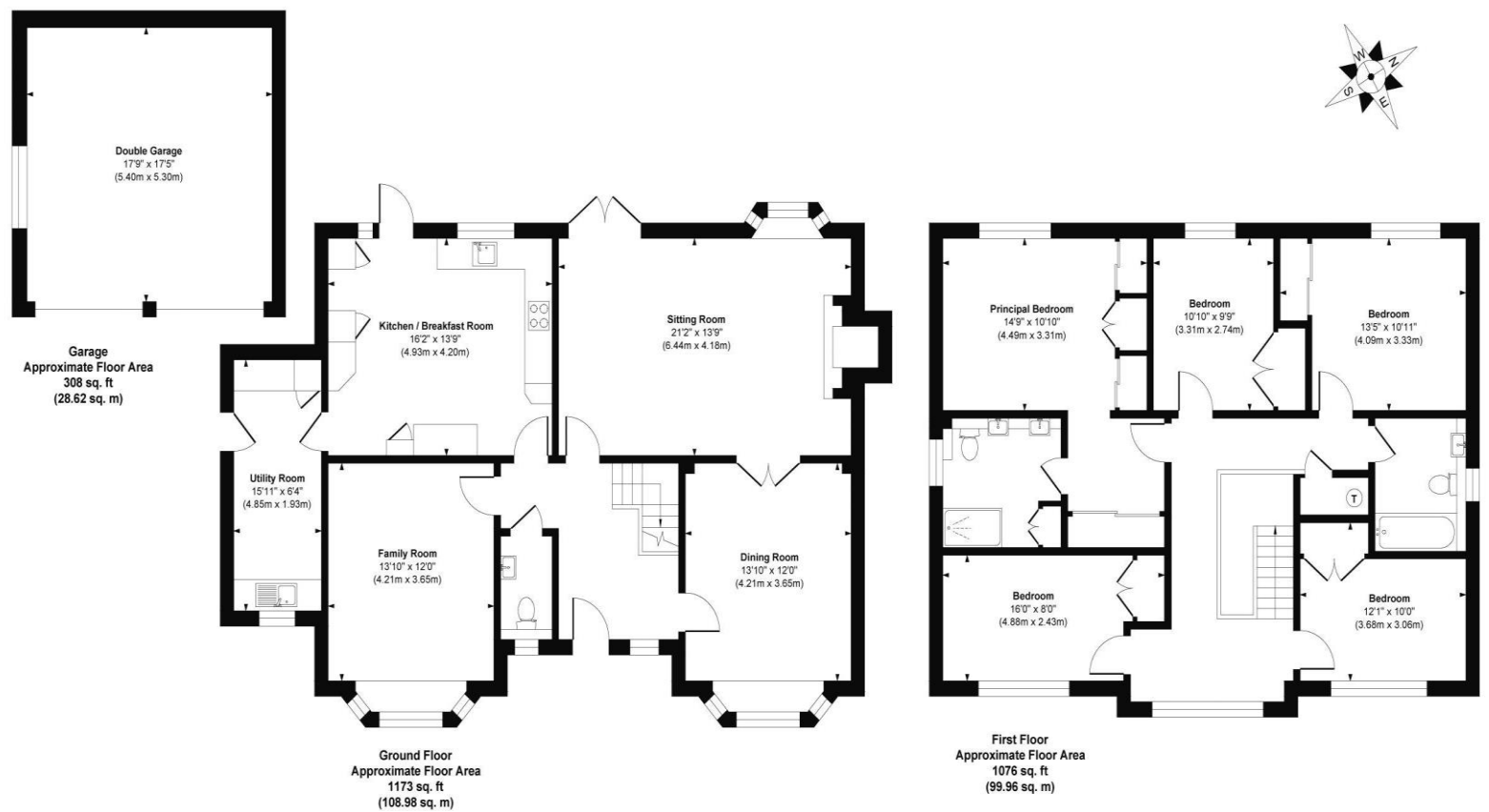
**£1,295,000 Freehold**

**Directions**

From our office in East Horsley turn left along the Ockham Road South. Turn left into Forest Road and continue for about ¼ mile when Heathway is on your right hand side. Follow the lane round right and then right again and Bramble Hill will be found at the end.

**Local Authority**

Guildford Borough Council: 01483 505050



**Approx. Gross Internal Floor Area 2557 sq. ft / 237.56 sq. m (Including Garage)**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.



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A well-presented five bedroom family home located in a quiet cul-de-sac within walking distance of Effingham Junction station.



**THE PROPERTY** A well-presented, light and bright, five bedroom, two bath/shower room family home with excellent proportions throughout located at the end of a private cul-de-sac equidistant from Effingham Junction and Horsley stations with direct access onto Effingham Common close by. Through the front door there is a welcoming hall with oak flooring giving access into the three reception rooms. The dining room on the right has a wide bay window and from here double opening doors lead through to the excellent lounge, with a feature brick fireplace to one end, another bay window and double doors out to the rear patio and garden. In addition there is a spacious square family room to the left of the hall. The kitchen/breakfast room has an excellent range of cream coloured units with an integrated 5 ring gas hob, eye level double oven and grill, dishwasher and space for a fridge/freezer. There is plenty of room for a good sized breakfast table in the centre of the room. To the side is the utility room with additional storage, sink, and space and plumbing for a washing machine and tumble dryer, and a door out to the side. The cloakroom completes the downstairs accommodation. From the hall a turning staircase leads up to the galleried landing and the five double bedrooms, all with built-in storage. You enter the master bedroom suite via a dressing area and the good sized bedroom is complimented by the ensuite shower room. The other four bedrooms have use of the family bathroom. To the front of the house there is a gravel driveway with parking for a number of cars and access into the double garage. The sunny rear garden backs west with a lawn beyond the full width Indian sandstone patio, mature flower and shrub beds make up the borders and a summer house to the rear. Council Tax Band G.

