



**3 Middle Farm Place,
Effingham, Surrey, KT24 5LA**

£475,000 Freehold

Directions

From East Horsley, take the A246 in the direction of Leatherhead. After about three miles turn left at the traffic lights into The Street Effingham. Proceed through the village with the shops on the left and Middle Farm Place will be found on the left before the mini roundabout. Number three will be found a short way in on the left hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area 992 sq ft - 92 sq m

Ground Floor Area 425 sq ft – 39 sq m

First Floor Area 426 sq ft – 40 sq m

Garage Area 141 sq ft – 13 sq m



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Surrey, KT24 5LA**

A two bedroom terrace house in need of updating situated in a sought after development within easy reach of Effingham village centre and shops.



THE PROPERTY

A two bedroom, two bath/shower room mid terrace house in need of updating and refurbishment, located in a quiet private cul-de-sac in the heart of Effingham village. On the ground floor the accommodation comprises of an entrance hall, cloakroom, kitchen and L-shaped lounge/dining room with double opening doors out to the rear garden. Upstairs the principal bedroom at the rear has built-in wardrobes and an ensuite shower room. Bedroom two is another double bedroom that is serviced by the family bathroom. The sunny rear garden backs south and measures approximately 35 ft x 16ft and through a gate at the rear there is a path round to the single garage. At the front of the house there is a small area of lawn and off-street parking for one car with an additional parking space in front of the garage. Other benefits include gas central heating, double glazing, guest parking and a delightful residents park at the rear of the development. The local shops are approximately 300m. up the road and include a bakery, coffee shop, newsagent, hardware store and a butchers, with both the recently refurbished The Queen Stage and The Plough pubs a few minutes' walk away. It is also only a five minute walk from the Howard of Effingham secondary school. There is an array of country walks and mountain bike trails nearby up into the Surrey Hills, an Area of Outstanding Natural Beauty. Please note the property is available with no onward chain. Council Tax Band E.

