

Common View, Forest Lane,
Effingham Junction, Surrey, KT24 5HN

£685,000 Freehold

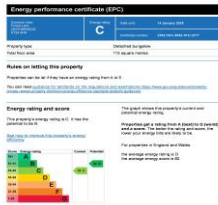
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Directions

From our offices in East Horsley take the Ockham Road South for about 1/3 mile and turn left along the Forest Road. After about a further 1/2 - 3/4 of a mile turn right into Forest lane, and the property will be found at the end of the cul-de-sac.

Local Authority

Guildford Borough Council: 01483 505050.



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ESTATE AGENTS

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**Common View, Forest Lane,
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With stunning views over Effingham Common and only a short walk from Effingham Junction station, a contemporary three bedroom, 2 bath/shower bungalow in a semi-rural lane.



THE PROPERTY

A 3 bedroom, 2 bath/shower room contemporary bungalow with underfloor heating throughout located at the end of a semi-rural lane with stunning views over Effingham Common, yet only a few minutes' walk of Effingham Junction station. Through the front door the L-shaped hall gives access to two of the three bedrooms, one to the front and one to the rear as well as the modern bathroom with white 3-piece suite including a shower over the bath and excellent storage. The kitchen/breakfast/family room is an excellent sized room split into two distinct areas. The dining/family area has a wide widow to the front with lovely views over Effingham Common. The kitchen has an excellent range of gloss fronted wall and base units with a granite worksurface, 5 ring inset gas hob, extractor, inset Neff oven, integrated fridge freezer, larder cupboard and utility cupboard housing the washing machine and gas boiler. The dual aspect sitting room is bathed in light and also has great views over neighbouring woodland and the common beyond. To the rear bi-fold doors lead out to the rear deck and garden. At the centre is a contemporary inset wood burner, ideal for those cold winter nights. From one corner an archway leads into an inner hallway with useful storage including an airing cupboard. A door then leads into the master bedroom suite that also has bi-fold doors out to the rear deck and garden as well as a dressing area and separate dressing room. Both have built-in wardrobes with the latter having double doors to the garden. The ensuite wet room has a modern walk-in shower, wc and basin. To the front is a block paved driveway with parking for four cars as well as an area of lawn. The sunny, west backing rear garden is a delight and includes both a deck and patio that leads to an insulated timber cabin with power and light that would be ideal as a home office. To the rear of the lawn is a raised area of garden with a wendy house in situ, all well screened from the neighbours.

