



HENSHAWS



**Finlandia, Orestan Lane, Effingham,
Surrey, KT24 5SL**

£799,950 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford Leatherhead Road. Proceed along until you come to a crossroads with a set of traffic lights at which point turn right into The Street. Proceed along until you come to the next roundabout turning left into Orestan Lane and Finlandia can be found 1/2 way down on your right hand side.

Local Authority

Guildford Borough Council Tel: 01483 505050
Council Tax Band: G

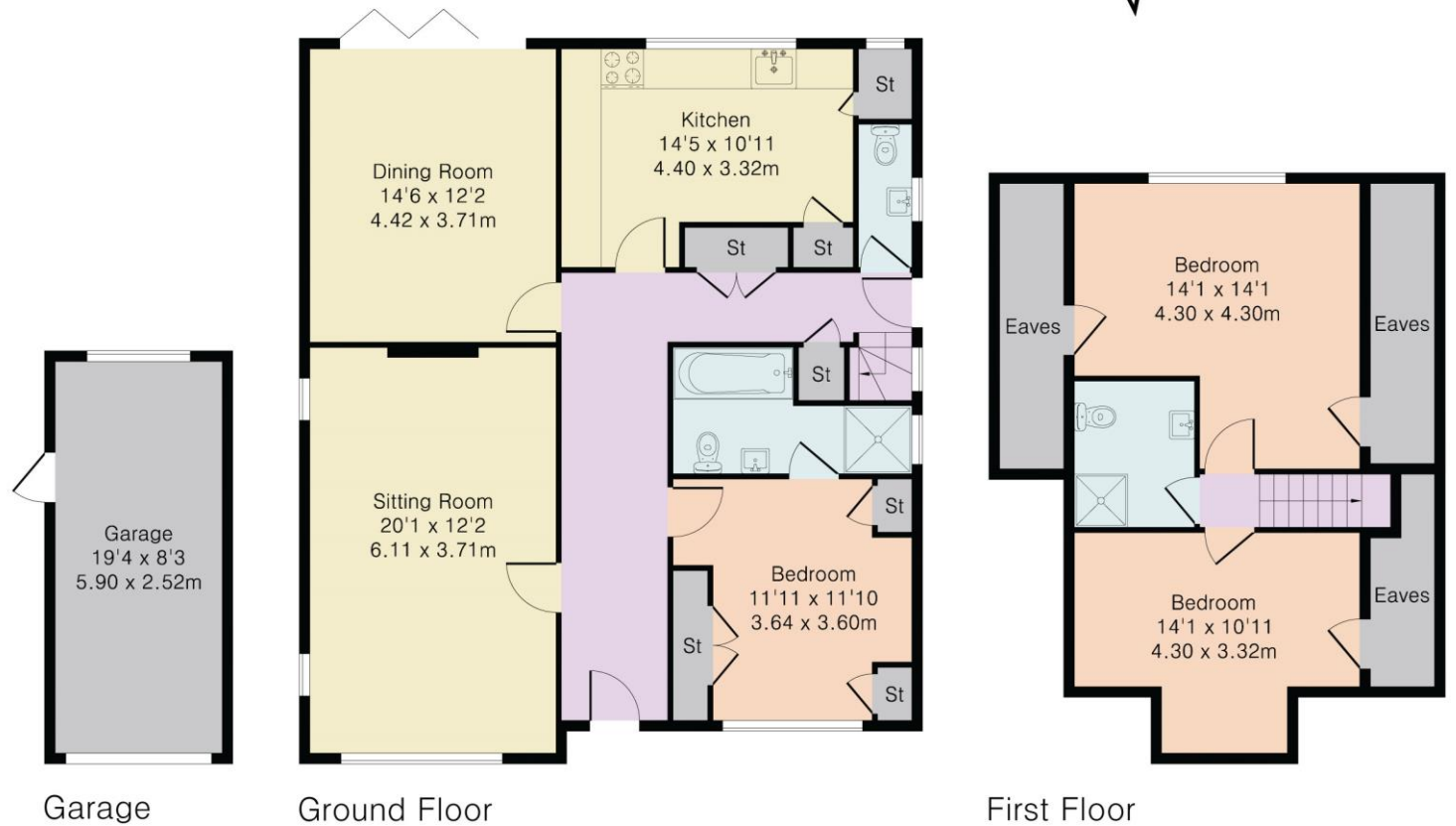


Approximate Gross Internal Area 1543 sq ft - 144 sq m

Ground Floor Area 1008 sq ft – 94 sq m

First Floor Area 375 sq ft – 35 sq m

Garage Area 160 sq ft – 15 sq m



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 82 B |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ref: 9.24.4089

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

Finlandia, Orestan Lane, Effingham, Surrey, KT24 5SL

A beautifully appointed 3 bedroom detached home offering a truly delightful rear garden situated within easy reach of Effingham village centre.

THE PROPERTY

Originally constructed in 1967 this popular style of home has over a number of years been updated and modernised enabling the property to now benefit from a light, bright and contemporary feel as well as flexibility of accommodation to both ground and first floor. The former consists of a cloakroom, good size master bedroom with an excellent range of built in wardrobes plus a modern ensuite bathroom with separate shower cubicle, a good size sitting room, separate dining room with bi folding doors opening out onto the rear garden, modern kitchen offering a comprehensive range of matching eye and base level units together with ample work surfaces. To the first floor there are then two double bedrooms both with excellent eves storage and a family shower room. The property itself is approached via a tarmacadam driveway giving a good amount of off street parking which in turn leads to a detached garage. A particular feature of this desirable home is the rear garden which offers a wide paved sun terrace with covered seating area and steps down to a superb expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees and hedging and also incorporating a lovely kitchen garden area and further covered seating terrace. In total the garden extends to 45ft x 133ft (13.7m x 40.6m)



SITUATION

The property is located in a popular semi rural location approximately 1 ¼ miles from Bookham village centre which offers an excellent range of shops including two supermarkets, doctors and dentist surgery, a library, a post office and a number of other independent retailers. Also close by are some shops catering for daily needs including a butchers, hardware shop and a coffee shop. Effingham train station is approximately 1 ¼ miles away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools close by both in the state and private sectors catering for all age groups including the well respected Howard of Effingham senior school.

