



**Pit Tree Cottage, 5 Mount Pleasant,
Effingham, Surrey, KT24 5NS**

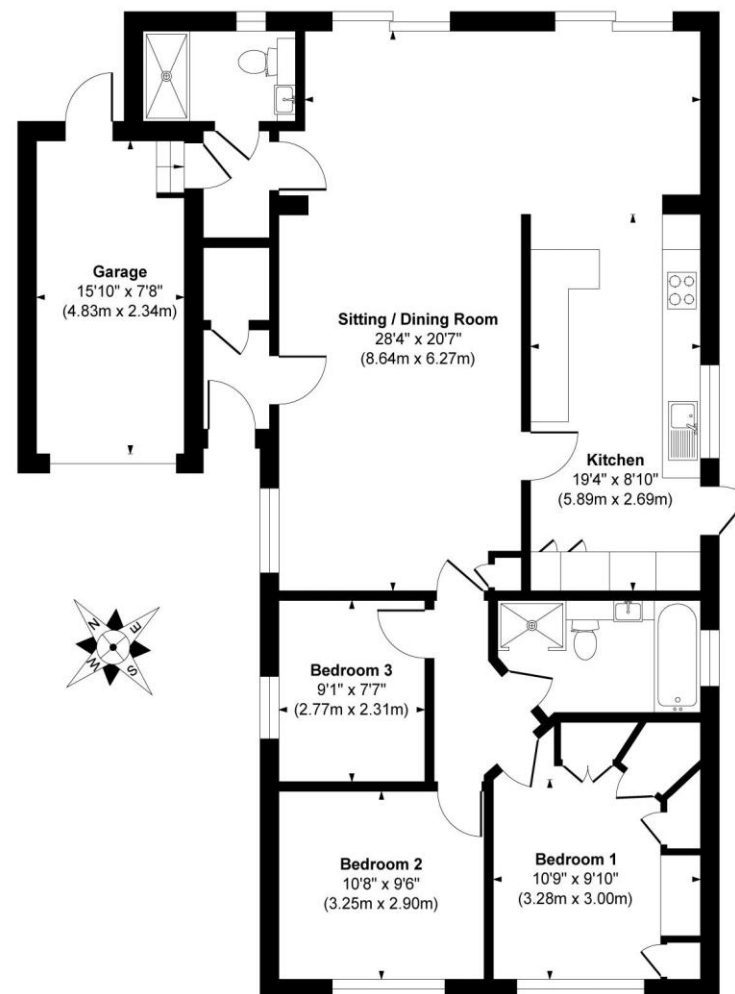
£590,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning right onto the Guildford/Leatherhead Road A246. Continue along taking the 5th turning on your left hand side keeping to the right into Mount Pleasant. Follow the road along and Pit Tree Cottage can be found on your left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



Approximate. Gross Internal Floor Area 1276 sq. ft / 118.50 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	85 B

Ref: 10.24.4096

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A well presented 3 bedroom detached bungalow offering a lovely landscaped rear garden situated in a popular private road situated within easy reach of a number of shops catering for daily needs. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s this spacious home has over a number of years been updated and modernised and now offers the following accommodation; entrance hall, shower room, generous size sitting room/dining room, sliding patio doors opening out onto the landscaped rear garden, well appointed kitchen/breakfast room providing a comprehensive range of matching eye and base level units together with ample granite worksurfaces and a breakfast bar. In addition there are then 3 bedrooms and a modern family bathroom with separate shower cubicle. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to an attached single garage. The garden to the rear has been extremely well landscaped and includes a paved sun terrace, artificial lawn, raised flowerbed and further decked sun terrace. In total the garden extends to 21ft x 35ft (6m x 10m).



SITUATION

The property is located in a private peaceful no-through road within easy reach of local shops approximately ½ mile away. Bookham village is also close by and provides a more comprehensive range of amenities. The larger towns in the area include Leatherhead (4 miles), Dorking (6 miles), Guildford (9 miles). Also within easy reach are local primary and secondary schools both in the state and private sectors including the highly regarded Howard of Effingham which is within walking distance. Transport links include Leatherhead / Guildford bus route (2 mins walk away) and train links are from Effingham Junction station (2 miles) and Leatherhead (4 miles) serving Guildford, London Waterloo and Victoria. Access to the M25 is at junction 9 (5 miles) or at the A3 / M25 intersection (6 miles). Surrounding the area is some delightful countryside to include the Surrey Hills, National Trust land at Polesden Lacey, Box Hill all of which provide excellent walking, cycling and equestrian opportunities.

