

Lower Farm Road, Effingham KT24



Sitting on a southerly-facing plot of 0.3 acres.

This attractive home offers well-balanced and flexible family accommodation over two floors in a semi-rural location.

Lower Farm Road is a private road just opposite Effingham Common, just 0.5 miles from Effingham Junction station.

There is scope for home working, utilising the existing space or creating a home office within the garden. Cobham and East Horsley are just a short drive away, and the larger towns of Guildford and Leatherhead are nearby.

This attractive home has a carriage driveway and garden, a lawned area and mature hedges to the front and sides.



Tenure: Freehold

Local authority: Guildford Borough Council

Council tax band: H





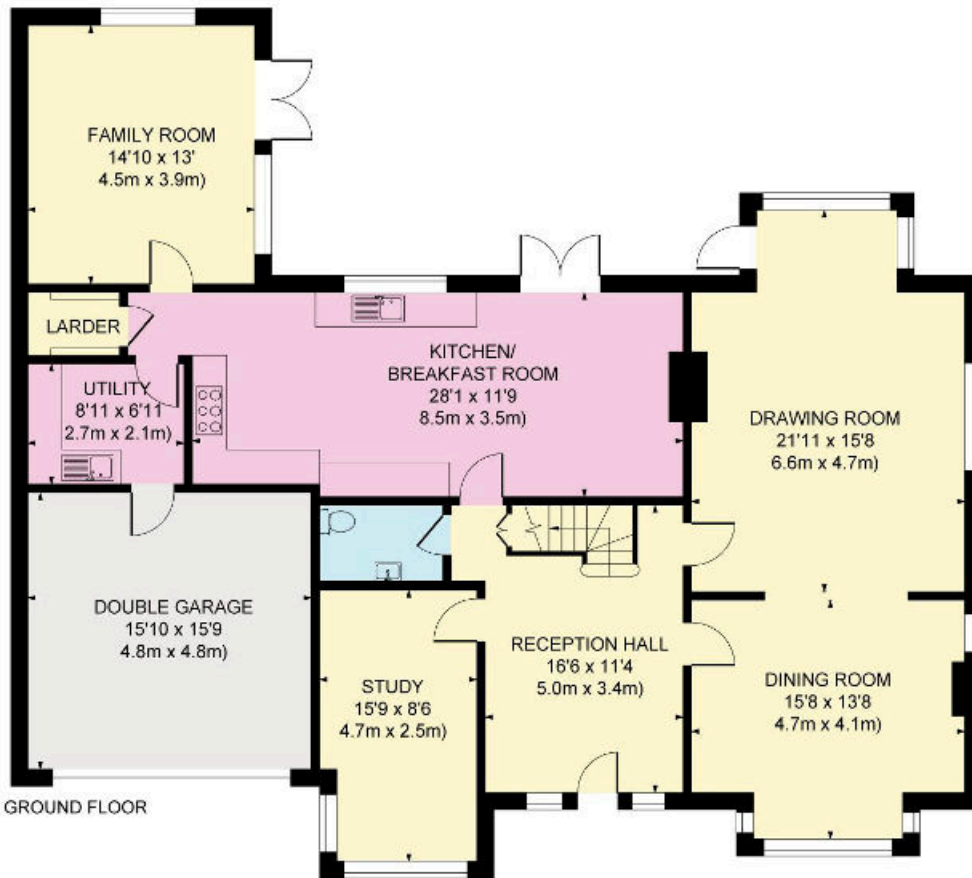
The front door opens into a large and welcoming reception hall. From the hall to the right is the main drawing room and dining room, which overlook and have access to the rear patio and gardens. There is also a study that is well-sized to the front. The beautiful kitchen has been extended, providing a wonderful living/breakfast area with double doors and huge glazed windows, all overlooking the beautiful rear gardens. A separate family room from the kitchen has further double doors to the rear patio—a utility room, larder, downstairs cloakroom, and an integral double garage complete the ground floor accommodation.

Upstairs, there are five double bedrooms. The principal bedroom has an en suite bath and shower room. One further en suite bedroom, and three further bedrooms share the family bathroom.

The southerly-facing rear gardens are wonderfully private. They have a large lawn, a patio that runs across the whole property width and carries on down one side of the property, mature borders to three sides and pretty beds.



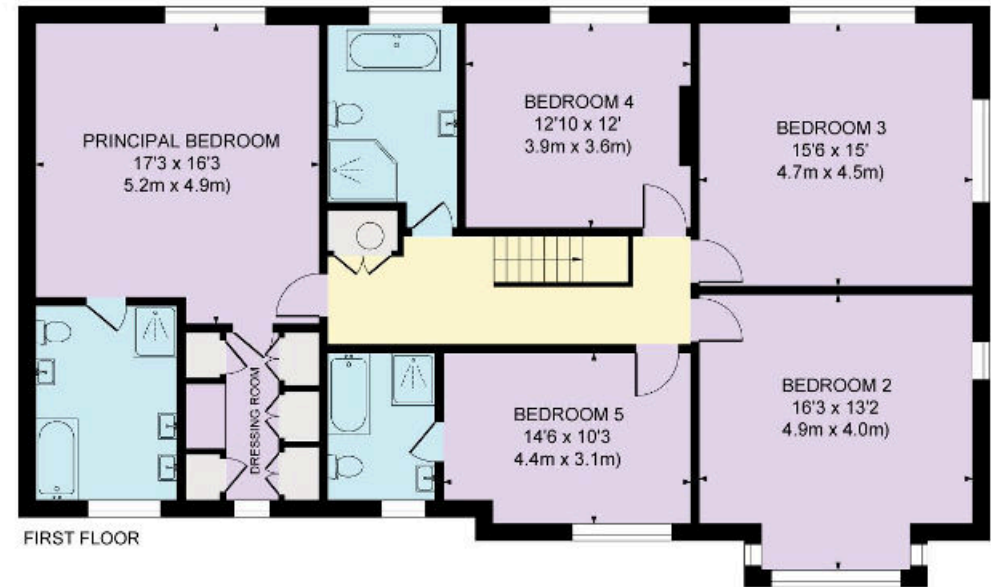




Approximate Gross Internal Area
Total 3430 sq. ft / 318.7 sq. m



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.



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