



BEECH AVENUE

Effingham, KT24



FOUR BEDROOM DETACHED HOME IN EFFINGHAM

Set within a generous 1.14-acre plot, this detached residence offers spacious accommodation and uninterrupted far-reaching views across Effingham Golf Club and beyond.



Local Authority: Guildford Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

At the heart of the home is a bright, well-appointed kitchen with a central island and direct access to the rear garden. A separate utility room, located just off the kitchen, also provides additional garden access.

The ground floor features four reception rooms, including a formal living room with a fireplace, a dining room, a study, and a family room. Both the living and family rooms benefit from doors opening on to the rear garden. A separate WC completes the ground floor.

Upstairs, there are four double bedrooms. The principal suite includes an en suite bathroom, while the remaining bedrooms are served by a well-sized family bathroom.







DESCRIPTION CONTINUED

The mature, landscaped grounds offer privacy and a peaceful outlook, with expansive lawns and established trees. The ground also includes a detached garage/storage shed.

The plot also benefits from Planning Permission for a replacement dwelling Ref: 24/P/01374 (Guildford Borough Council).

This property is set within the picturesque landscape of Effingham, conveniently positioned close to both Effingham (1 mile) and East Horsley (2.4 miles) Villages which provide a range of everyday amenities. For more extensive shopping and leisure options, the nearby towns of Guildford (9.2 miles) and Leatherhead (4.7 miles) are easily accessible.

Transport links are excellent, with Effingham Junction just 2.6 miles away, offering frequent services to London Waterloo. Nearby Leatherhead station (4.5 miles) offers further commuting options to London Victoria.

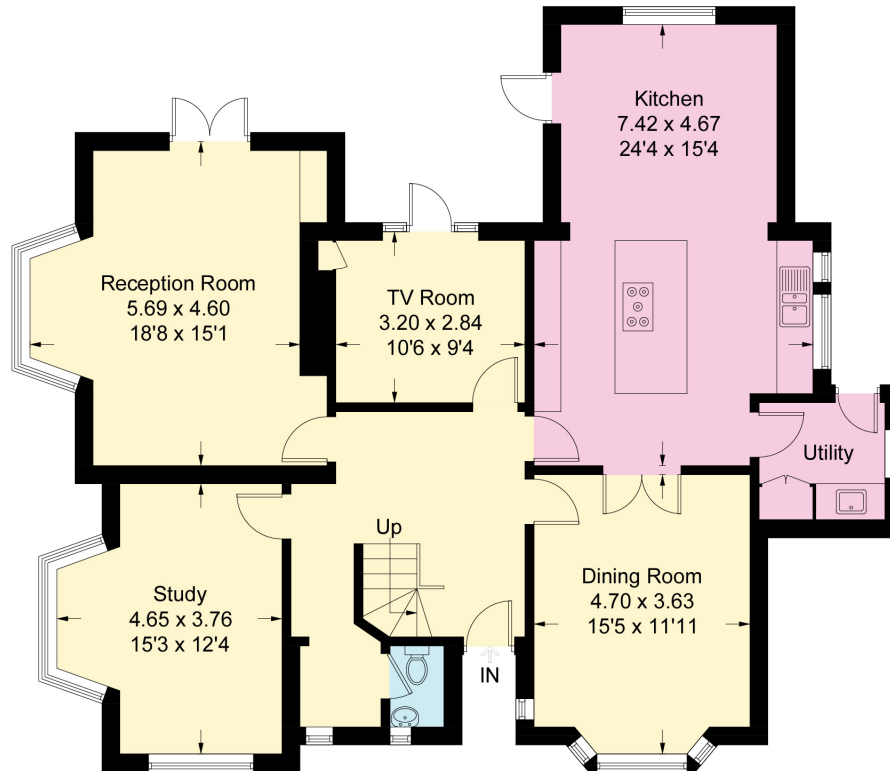
For those who enjoy outdoor activities, scenic walking routes are available at Polesden Lacey (3.5 miles) and Box Hill (7.7 miles), while families can enjoy Bocketts Farm, just 3.4 miles away. Golfers benefit from the property's close proximity to Effingham Golf Club, only 0.8 miles away.



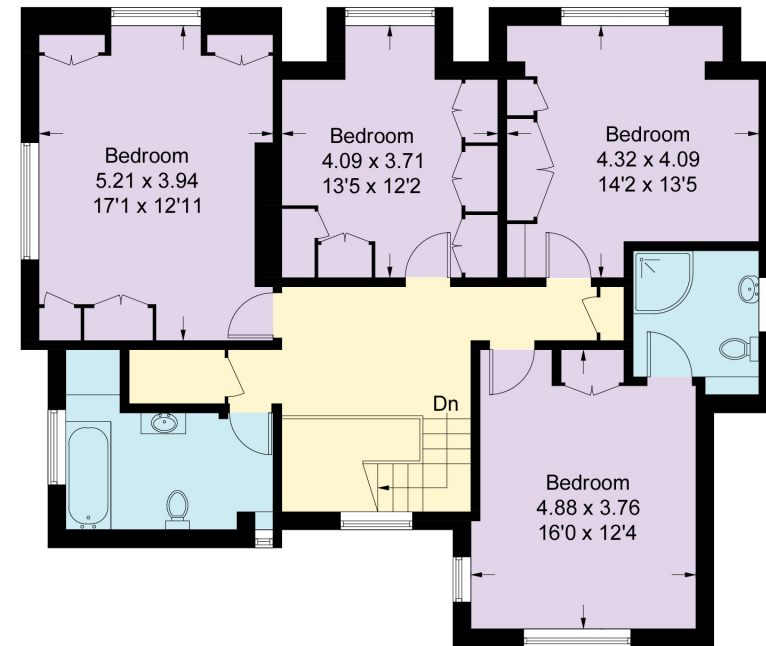


Beech Avenue, KT24

Approximate Gross Internal Area = 223.8 sq m / 2409 sq ft



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Approximate Gross Internal Area = 223.8 sq m / 2,409 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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