



Mulfra, Surrey Gardens
Effingham Junction, Surrey KT24 5HH

W & S

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A delightful detached chalet bungalow in this ever popular Private Road location, conveniently located within a short distance of Effingham Junction station and local shop.

Reception Hall - Sitting/Dining Room - Kitchen - Study/Bedroom 4 - Ground Floor Shower Room - 3 Bedrooms - Family Bathroom - Integral Garage - Delightful Gardens - No Onward Chain





Mulfra, Surrey Gardens

Effingham Junction, Surrey

A delightful 3 bedroom chalet bungalow.

Once across the threshold is the useful ground floor shower room with guest WC and basin. The hallway then leads one through to the double aspect open plan sitting/dining room which has patio doors opening on to the charming rear gardens.

The separate kitchen is fitted with a range of floor and base units and benefits from a built in dishwasher, fridge and washing machine. Leading on from the kitchen is the ground floor study, which could equally be used as bedroom accommodation if required, and benefits from both a personal door to the integral garage and access to the rear gardens.

To the first floor, there are two generous double bedrooms and a single bedroom, which could easily be used as a study or working from home office depending on the needs of the incoming owner.

Outside the delightful sunny (east facing gardens) have mature borders with lawned areas, including a "secret" garden with timber garden shed.

The single integral garage is fitted with an electric up and open door, with roof light and power sockets. The front driveway provides ample off street parking for numerous vehicles.

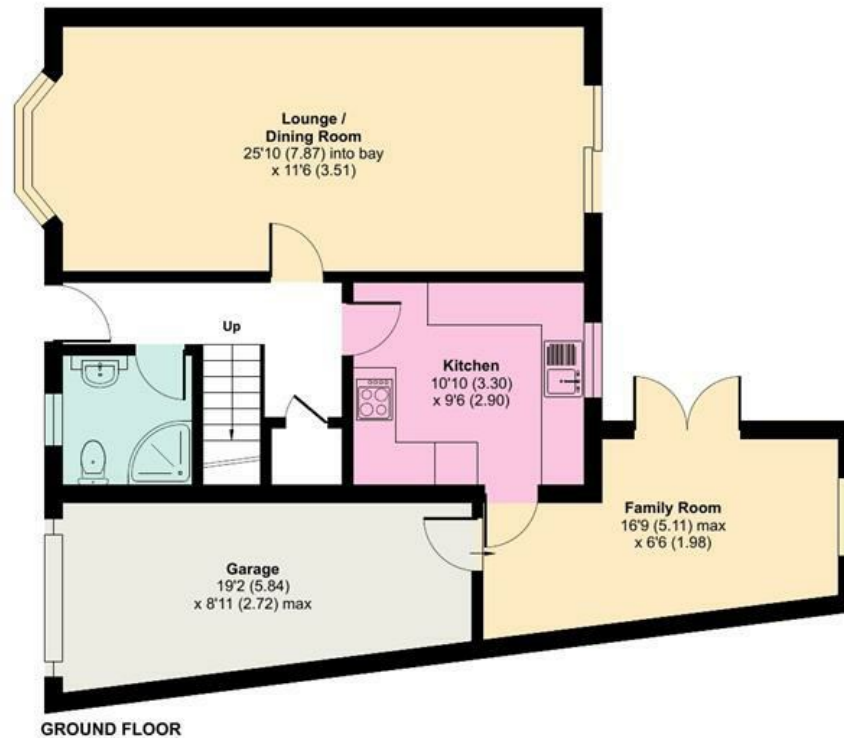
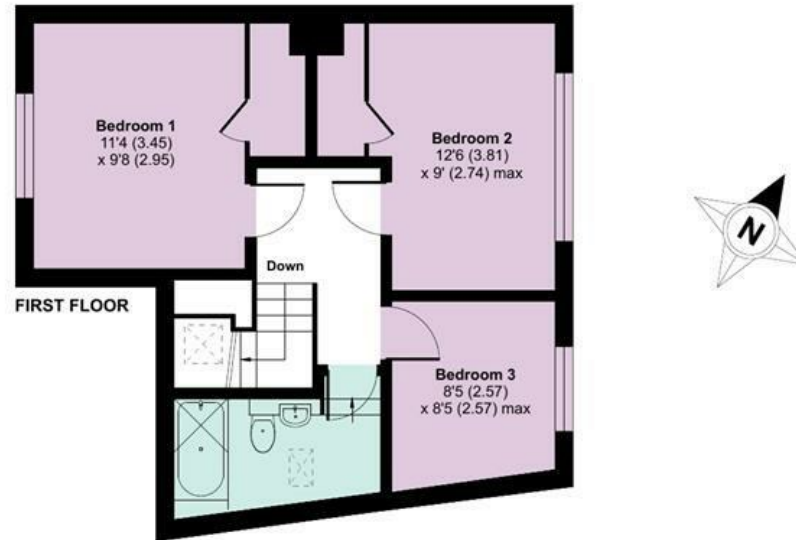
Annual Road Service Charge £175 pa

Tenure : Freehold Guildford Borough Council Band E. All main services.



Approximate Area = 1275 sq ft / 118.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Wills and Smerdon. REF: 1004090



DIRECTIONS

From our offices in East Horsley, continue under the railway bridge into Ockham Road North and take the 2nd right into Drift Road. Continue passed The Drift Golf Club and turn left at the end into Forest Road. After approx 200 yards take the 2nd turning on the left into Surrey Gardens whereupon the driveway to Mulfra will be found 5th on the right hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	81
	64
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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