



Green Willow, 18 Surrey Gardens  
Effingham Junction, Surrey KT24 5HH







**\*No Onward Chain\***  
A detached chalet style bungalow set in beautiful gardens, with outbuildings and fabulous potential to extend/remodel, situated in this highly regarded cul de sac location just a 0.3 mile stroll to the Station (Waterloo 40 mins) and a short distance from Effingham Common.







## Green Willow, 18 Surrey Gardens

### Effingham Junction, Surrey

We are delighted to bring to market for sale this detached chalet style bungalow situated in this tranquil location just a short stroll from the station, local shop and the open spaces of Effingham Common.

The property is approached via a block paved driveway which provides ample visitor parking as well as access to the detached garage.

Once over the threshold of the enclosed porch, the reception hall provides access to all the principal rooms to the ground floor which include a double aspect lounge with stone fireplace, kitchen and a conservatory/sun lounge, all of which enjoy direct access onto the rear terrace and gardens.

There is a double bedroom to the front of the property complete with built-in wardrobes and dressing table, along with a modern wet room complemented by a separate wc.

The ground floor spaces are completed by the dining room with staircase leading to the first floor spaces, which include a spacious double aspect bedroom with built-in storage and wash basin, along with generous eave and loft storage spaces.

Outside, the gardens are an absolute delight, enjoying a South-Easterly aspect with a patio leading directly onto manicured lawns with a pathway to one side taking you passed the garage to the rear gardens, where there are timber outbuildings and a greenhouse.

Given the property's highly regarded location and excellent plot size, in our opinion there are many more chapters to be written at Green Willow, which could include significant enlargement if more space is required by the next owner, subject to the usual consents being acquired, and comes to the market with a high recommendation to view.

Annual Road Service Charge £175 pa

Tenure: Freehold Guildford Borough Council Tax Band F. All main services.









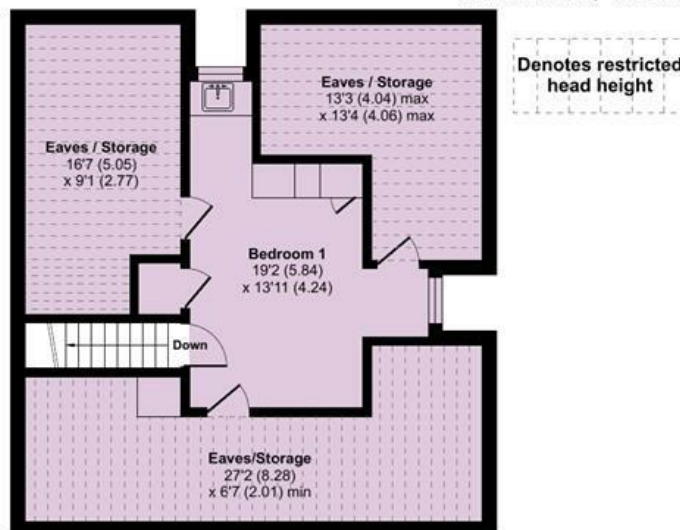
Approximate Area = 1188 sq ft / 110.3 sq m

Limited Use Area(s) = 536 sq ft / 49.7 sq m

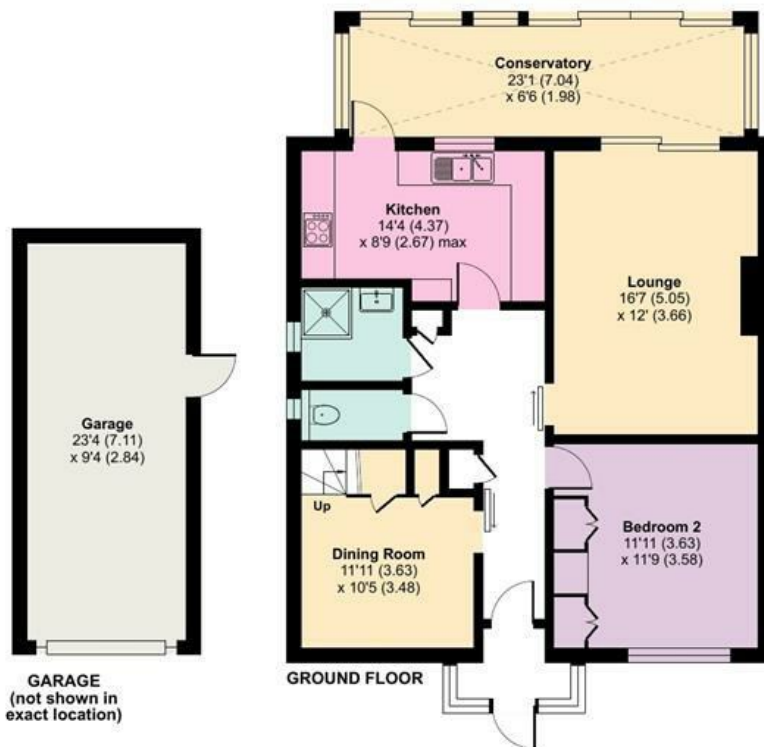
Garage = 218 sq ft / 20.2 sq m

Total = 1942 sq ft / 180.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wills and Smerdon. REF: 1135988





## 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 Green Willow will be found 9th on the right hand side.///spine.waddled.unable

**Horsley Office** | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141  
**Ripley Office** | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343  
 E|enquiries@willsandsmerdon.co.uk W|willsandsmerdon.co.uk



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 82                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

