



Charnwood, Forest Road
Effingham Junction, Surrey KT24 5HE



Well presented and perfect downsizer with 3 double bedroom property with 2 being on the ground floor along with a bathroom. Charming southerly aspect garden, garage, off road parking and benefit of planning permission to extend.





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Effingham Junction, Surrey

Charnwood is a well presented home, brought to the market having been cleverly enlarged on the first floor to deliver superbly appointed accommodation in this excellent location. In truth the front view of the house belies the sheer space that is provided, offering over 1000 sq ft of space including a 19 x 10ft Living Room, great for entertaining. When enlarged upstairs, consideration to the light enjoyed in the bedroom & bathroom spaces was made with cascades of light from the Southerly aspect via the Velux skylights.

The remainder of the ground floor comprises a functional fully equipped kitchen leading onto the patio/garden and 2 further double bedrooms one with built in storage. There is a guest cloakroom accessible from the reception hall to complete the act.

A total of 3 really well proportioned bedrooms & 2 modern white bath/shower rooms populate the ground & first floors to remain in perfect balance with this superb combination of space.

Outside there is off-street private parking and an extremely useful garage for a car or storing all the usual necessities with the rear gardens enjoying a Southerly aspect to the rear, with an 'L' shaped paved patio, lawned area & privacy to the rear from a selection of lovely specimen trees & shrubs.

Effingham village and East Horsley are both within easy reach while Cobham, with its wide range of shops and restaurants, is just 5 minutes' drive away. With Effingham Junction station just 250 yards away & the amazing choices of both educational & recreational amenities which abound in the area for all generations, this home delivers comprehensive accommodation and in our opinion is definitely one to view!

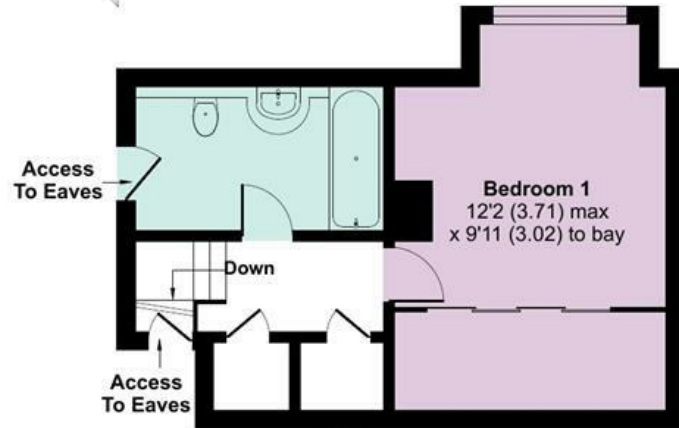


Approximate Area = 1011 sq ft / 93.9 sq m

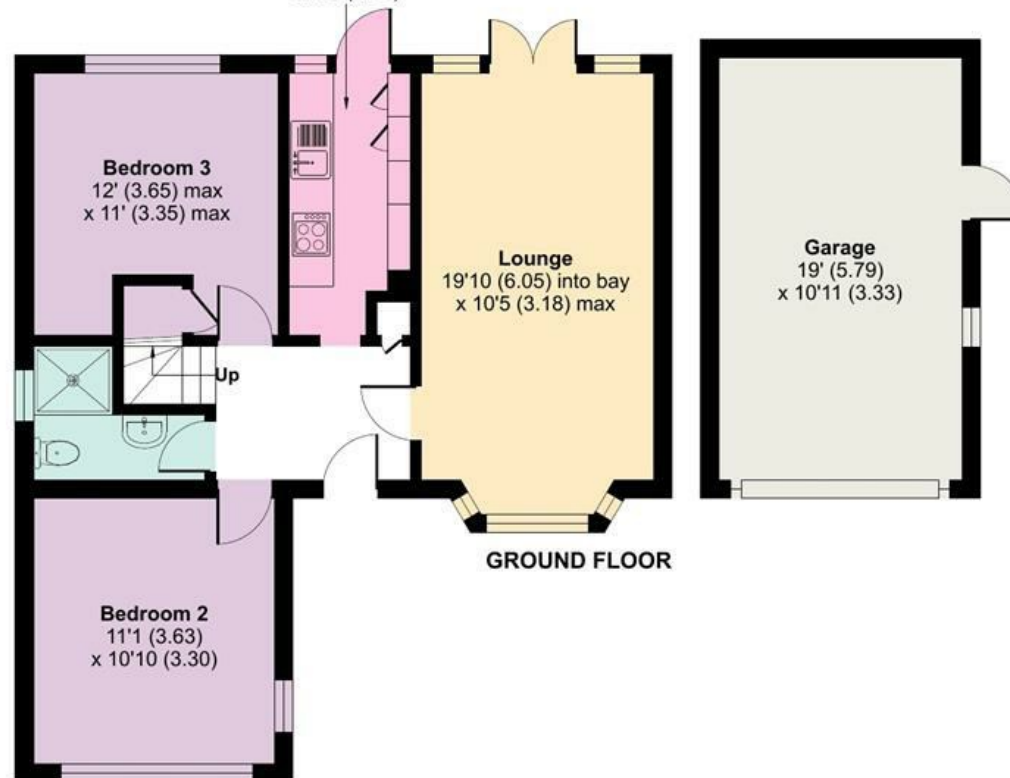
Garage = 208 sq ft / 19.3 sq m

Total = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North and take the 2nd right into The Drift. Continue passed the Golf Club to the T junction with the Forest Road, turning left towards Effingham Junction/Cobham. Charnwood will be found after a short distance on the right hand side.///grab.burst.safely



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		
	69	83
England & Wales		
EU Directive 2002/91/EC		

