



HENSHAWS



Willow Tree Cottage, Surrey Gardens, Effingham Junction, Surrey, KT24 5HH

£1,199,950 Freehold

Directions

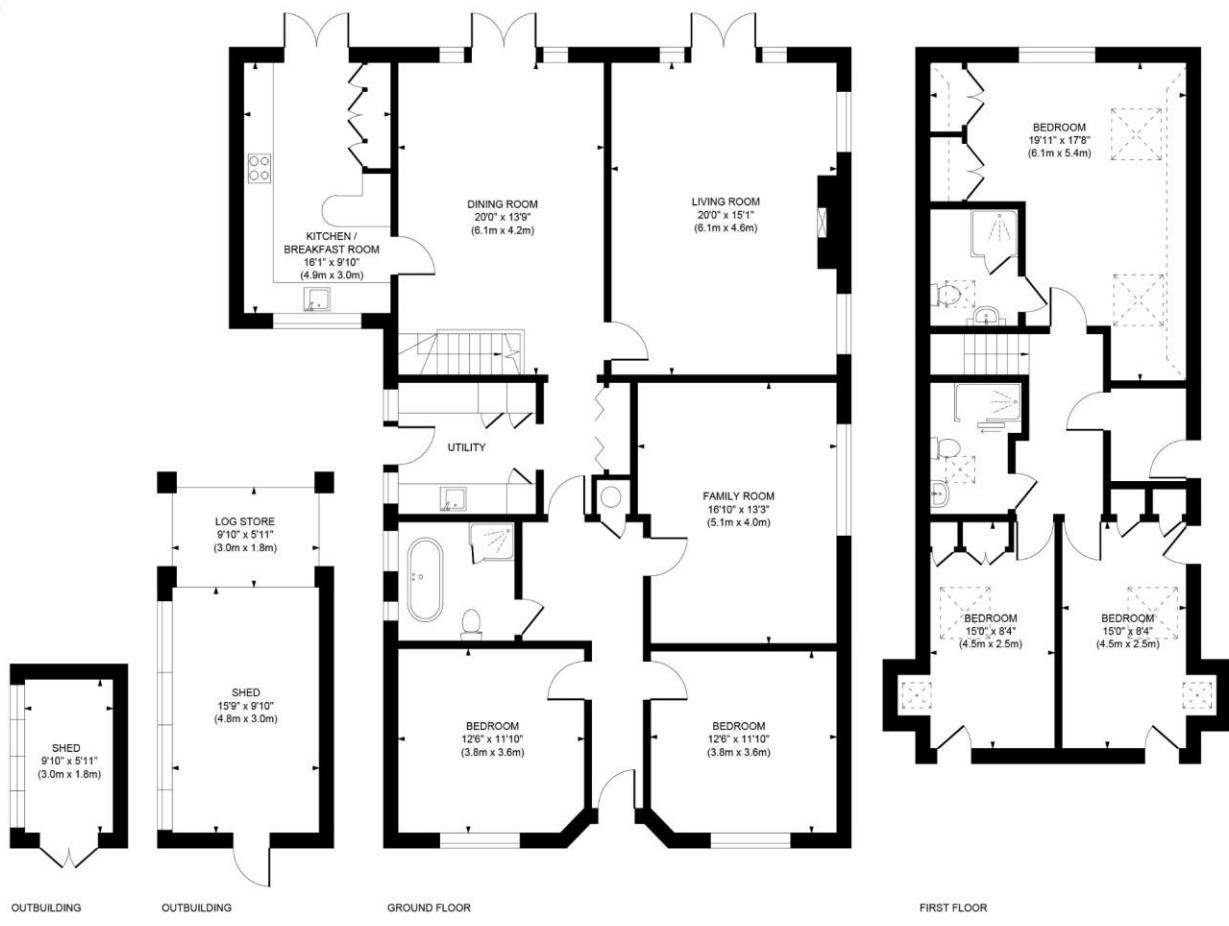
From our offices in East Horsley take the Ockham Road South for a 1/4 of a mile and turn left into Forest Road. Proceed along the Forest Road for about a mile, over the railway bridge and after a further 1/4 of a mile turn left into Surrey Gardens. Willow Tree Cottage will be found on the right hand side.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 2371 sq. ft / 220.30 sq. m
Outbuildings 213 sq. ft / 19.80 sq. m
Total 2584 sq. ft / 240.10 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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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquiries and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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Situated within walking distance of Effingham Junction train station, a five bedroom, detached chalet style bungalow on a generous plot.



THE PROPERTY Located in a quiet private cul-de-sac just a five-minute walk from Effingham Junction station, this deceptive five bedroom, three bath/shower room chalet style residence offers nearly 2,400 sq. ft. of thoughtfully designed living space on a generous 0.4 acre plot. Extended and enhanced over the years, this energy efficient home offers versatile accommodation, ideal for family living and entertaining alike. On the ground floor, two well-proportioned double bedrooms, one of which is perfect for use as a home office are conveniently located next to a stylish family bathroom complete with a roll-top bath and separate shower. A welcoming family room with elegant herringbone parquet flooring sits at the side, while the dual-aspect lounge at the rear boasts an inset log-burning stove and French doors opening to the patio and garden beyond. The formal dining room, also with double doors to the garden, connects seamlessly with a well-equipped kitchen/breakfast room with Neff double ovens, gas hob, wine fridge and a breakfast bar. A separate utility room offers additional storage and practical space for laundry and additional appliances. Upstairs, the superb principal bedroom is light and bright, featuring an arched window overlooking the garden, dual Velux windows, two double wardrobes, and a sleek en-suite shower room. Two further double bedrooms, each with built-in wardrobes, share a modern family shower room, while a useful storage room off the landing offers potential for conversion into a walk-in wardrobe. Substantial eaves storage is also available. Externally, the property truly excels. The wide, beautifully landscaped garden includes an Indian sandstone patio, expansive lawn, mature planting, and a variety of attractive trees. A path leads to two seating areas, perfect for following the sun, along with two concealed garden sheds, one featuring an attached log store. To one side of the house is a gravelled area houses a raised vegetable bed, and to the other, additional lawned garden space. The home is set back from the road behind neat hedging, decorative shrub beds, and a gravel driveway with ample parking for multiple vehicles. Offering flexible accommodation in a convenient location, the property is ideal for both a growing family or downsizing couple wanting room for guests. Council Tax Band F.

