HENSHAWS

Charnwood, Forest Road,

Effingham Junction, Surrey, KT24 5HE

£569,950 Freehold

Directions

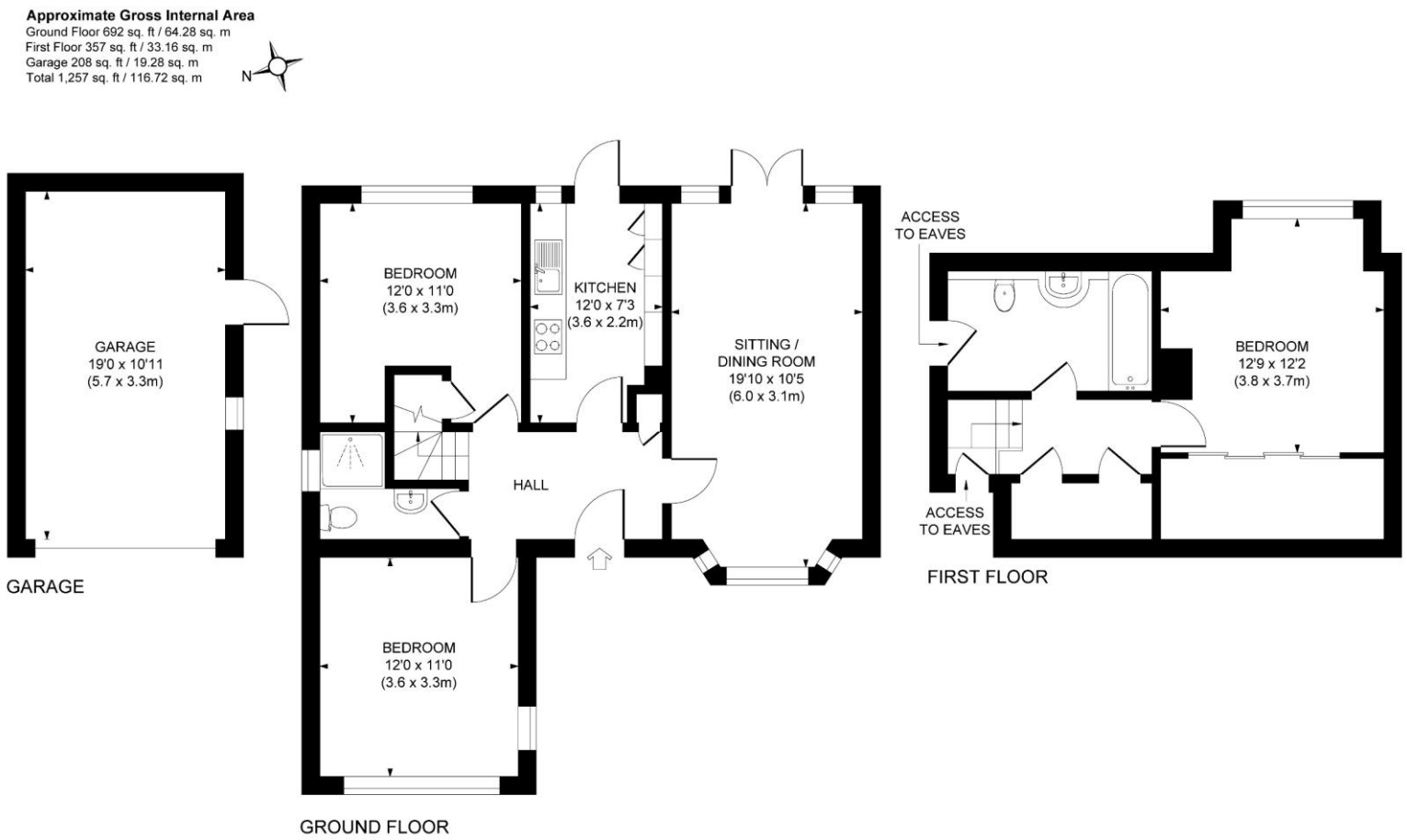
From our offices in East Horsley take the Ockham Road South for about 1/4 of a mile, turn left into Forest Road. After about 1 mile proceed over the bridge the property will be found shortly on the left hand side.

Local Authority

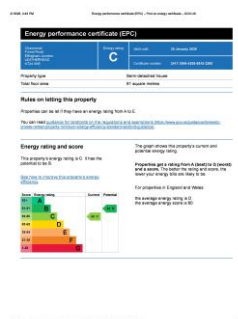
Guildford Borough Council: 01483 505050.







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.



HENSHAWS

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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 enquires 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.

Charnwood, Forest Road, Effingham Junction, Surrey, KT24 5HE

A deceptively spacious, well-presented 3 bedroom, 2 bath/shower room chalet-style home, ideally located within a short walk of Effingham Junction station.







THE PROPERTY A beautifully presented 3 bedroom, 2 bath/shower room chalet-style home, ideally located within a short walk of Effingham Junction station. A covered porch leads into a welcoming and spacious entrance hall featuring elegant herringbone oak flooring. To the right, the bright dual-aspect lounge enjoys a front-facing bay window and double doors opening onto the patio and rear garden, creating an excellent space for both relaxing and entertaining. The well-appointed galley kitchen is fitted with contemporary pale grey gloss cabinetry and includes an integrated fridge/freezer, double oven and grill, a four-ring induction hob with extractor, and space with plumbing for both a washing machine and dishwasher. A further door provides convenient access to the rear of the property. On the ground floor are two generous double bedrooms, both offering space for built-in wardrobes if desired and equally suitable for use as additional reception rooms. Positioned between them is a stylish modern cloakroom with a cleverly designed full-height walk-in shower tucked neatly beneath the stairs. Upstairs, the landing lit by a Velux window provides access to useful eaves storage and leads to the principal double bedroom, which benefits from fitted wardrobes into the eaves. A well-appointed family bathroom completes the first floor. Externally, the house is set back from the road behind a lawned frontage, bordered by mature hedging and accessed via a shared driveway that leads to a carport and detached single garage. There is also private parking for one car off the shared driveway. To the rear, the garden features an attractive L-shaped patio ideal for entertaining, a further lawned area, shrub beds, and a combination of timber fencing and hedging to the boundaries, offering both privacy and charm. East Horsley village shops and station are a 1.25 mile walk or drive whilst Cobham town centre is less than 10 minutes away. A well-presented 3 bedroom, 2 bath/shower room chalet-style home, ideally located within a short walk of Effingham Junction station. Offering flexible accommodation, the property features a dual-aspect lounge with garden access, contemporary kitchen, two ground-floor double bedrooms and a stylish shower room. Upstairs is a principal bedroom with fitted wardrobes and a family bathroom. Set behind a lawned frontage with carport, garage and parking, plus an attractive rear garden. East Horsley and Cobham are both easily accessible. Council Tax Band E.











