Field End, Forest Lane,

Effingham Junction, Surrey, KT24 5HN

£849,500 Freehold

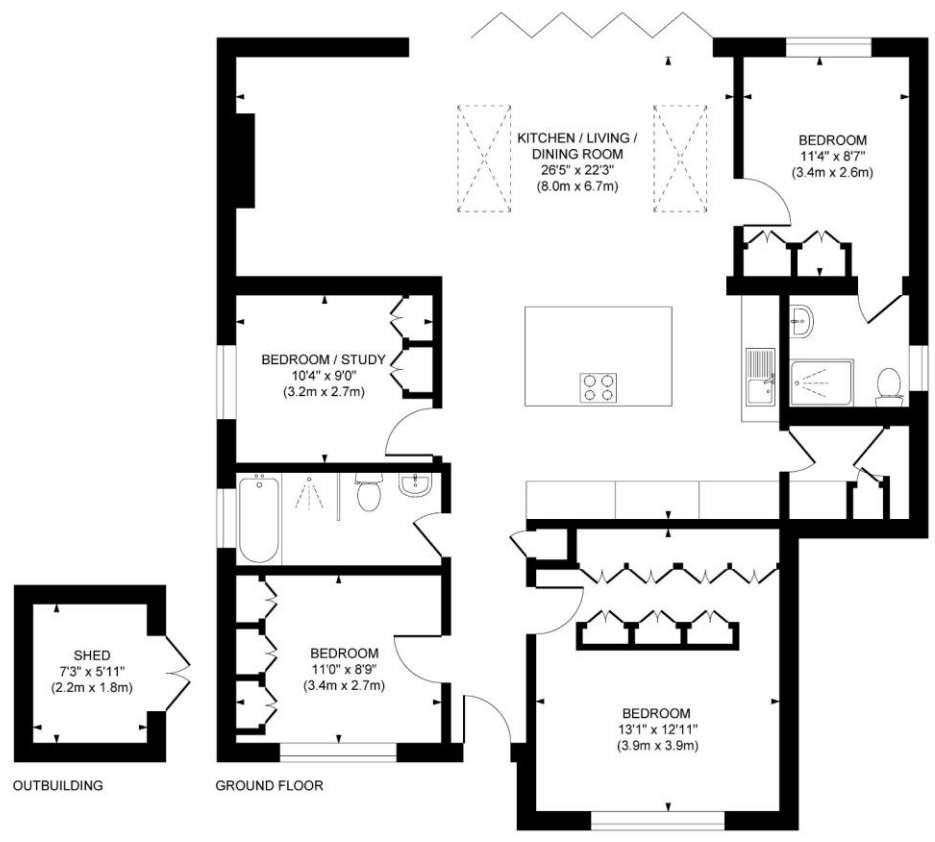
Directions

From our offices in East Horsley take the Ockham Road South for about 1/3 mile and turn left along the Forest Road. After about a further 1/2 - 3/4 of a mile turn right into Forest lane, and the property will be found at the end of the cul-de-sac.

Local Authority

Guildford Borough Council: 01483 505050.

Approximate Gross Internal Area
Main House 1271 sq. ft / 118.00 sq. m
Outbuilding 43 sq. ft / 3.96 sq. m
Total 1314 sq. ft / 121.96 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.

HENSHAWS

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Surrey, KT24 6QX
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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.

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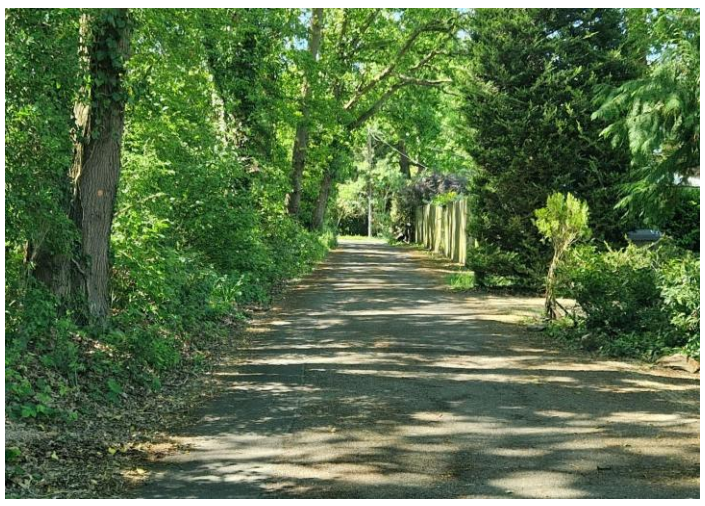
Set at the end of a peaceful private cul-de-sac near Effingham Junction station, this immaculate four bedroom detached bungalow enjoys stunning views over Effingham Common.



THE PROPERTY Tucked away at the end of a peaceful private cul-de-sac, just a short walk from Effingham Junction station, this immaculate four bedroom detached bungalow enjoys breathtaking views across Effingham Common that has been extended and refurbished to an exceptional standard with a rarely achieved energy rating of A. At the heart of the home is a stunning L-shaped kitchen/dining/living space designed for modern living and effortless entertaining. The stylish kitchen features dual-coloured cabinetry, sleek quartz worktops, and a generous island with breakfast bar seating. High-spec AEG appliances include an induction hob, oven, combination microwave, and warming drawer, complemented by separate integrated Zanussi fridge and freezer. To the side the sink has boiling water tap, integrated dishwasher and a decorative herringbone tiled splashback. The inviting lounge centres around a feature fireplace with a woodburning stove, while the spacious dining area comfortably accommodates a large table for gatherings. Contemporary roof lights flood the space with natural light, and wide bi-fold doors open onto the patio, seamlessly blending indoor and outdoor living. A separate utility room provides additional storage and space for laundry appliances, with convenient side access. The thoughtfully designed principal bedroom offers a dressing area with fitted wardrobes, built-in dressing table, and captivating views over the common. Bedrooms 2 and 3 are both good doubles with built-in storage, the latter perfect as a study if required. Bedroom 4 is ideal as a guest room with its designer ensuite shower room. The luxurious family bathroom features both a bath and a wet room-style shower. Additional highlights include underfloor heating throughout, durable BerryAlloc flooring in the living areas, energy-efficient solar panels, and granted planning permission for an ensuite to the principal bedroom and a separate storage room (Guildford planning no. 23/P/00021). Outside, the property continues to impress. The front offers parking for 2 cars either side of a lawn bordered with raised flower beds. The rear garden is designed for relaxation and entertaining. A full-width patio, with a garden shed to the side, provides the perfect setting for summer gatherings, with a further seating area beside a charming feature pond. Mature hedging ensures a high degree of privacy, creating a secluded haven to enjoy year-round. Council Tax Band E.