



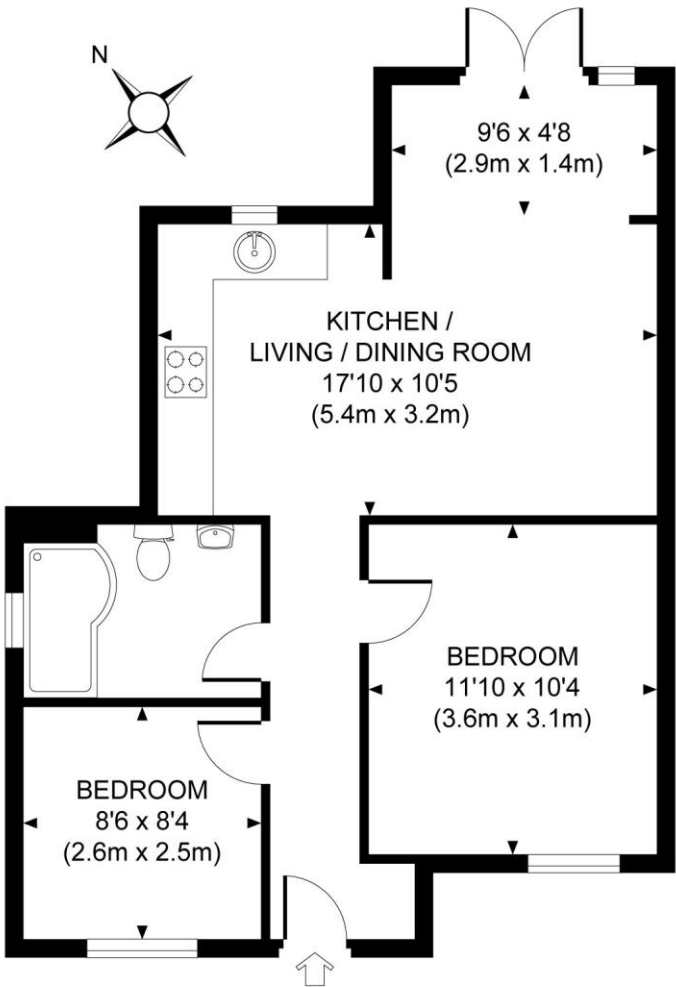
Hayles End, Surrey Gardens,
Effingham Junction, Surrey, KT24 5HH **£385,000 Freehold**

Directions

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

Local Authority

Guildford Borough Council: 01483 505050.



Energy performance certificate (EPC)

Hayles End Surrey Gardens Effingham Junction Effingham Road KT24 5HH	Energy rating C
Valid until 26 July 2030	Certificate number 2338-9026-7393-4616-0234

Property type
Semi-detached bungalow

Total floor area
49 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the exemptions and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/landlord-guidance.pdf](#))

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be A.
[See how to improve this property's energy performance.](#)

Hayles End, Surrey Gardens, Effingham Junction, Surrey, KT24 5HH

Within walking distance of Effingham Junction Station and Effingham Common a two bedroom semi-detached bungalow situated in a prime private road location.



THE PROPERTY

A wonderful opportunity to buy a two bedroom semi-detached bungalow situation in a highly regarded private road location within walking distance of Effingham Junction Station. This attractive property offers well-planned light and airy accommodation which includes a spacious living/dining room open plan to a well-appointed kitchen and double opening doors to the private rear garden. Both bedrooms are of a good size and have been designed to provide options for built-in wardrobes along different wall. The bathroom again is well-appointed in contemporary design with a good size bath with shower area and independent shower over. There is parking for several cars outside and the gardens offer privacy and seclusion. Not only is Effingham Junction an easy walk away, but so is Effingham Common providing miles of open countryside protected by the green belt, ideal for dog walking and hiking, whilst the A3 is only a five minute drive away giving access to the M25 junction 9 with both Heathrow and Gatwick airports reachable in about 1 / 2 an hour. Council Tax Band D.

