



HENSHAWS



Hayles End, Surrey Gardens,

Effingham Junction, Surrey, KT24 5HH

£385,000 Freehold

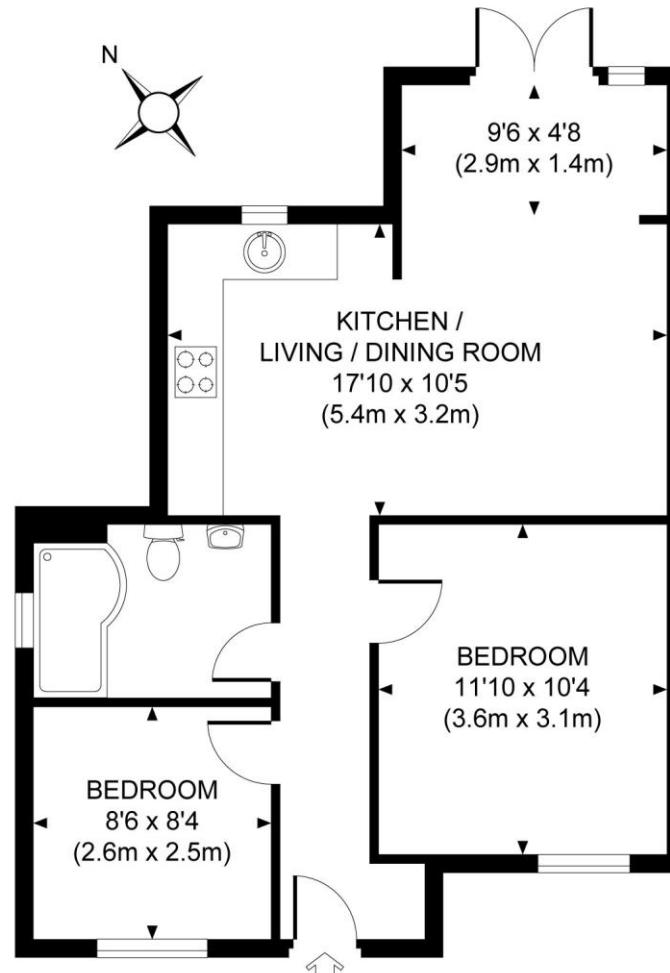
Directions

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 land side.

Local Authority

Guildford Borough Council: 01483 505050.

Energy performance certificate (EPC)



East Horsley Office
2 Station Approach, East Horsley,
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 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.

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.

