

Greenbank, Surrey Gardens,
Effingham Junction, Surrey, KT24 5HF

£1,150,000 Freehold

Directions

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

Local Authority

Guildford Borough Council: 01483 505050.

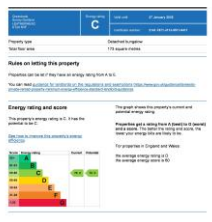




Approximate Gross Internal Area
Main House 1960 sq. ft / 182.13 sq. m
Outbuilding 59 sq. ft / 5.51 sq. m
Total 2019 sq. ft / 187.64 sq. m



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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Located a short walk from Effingham Junction station & Effingham Common, a contemporary four/five detached house which has been refurbished & extended.







THE PROPERTY Greenbank has been comprehensively extended and refurbished to an exceptional standard, resulting in a striking contemporary 4/5 bedroom detached home, located in a quiet private cul-de-sac within a short walk of Effingham Junction station and Effingham Common. At the heart of the home lies the impressive 630 sq. ft. vaulted kitchen/dining/living room, a magnificent open-plan space designed for modern family living and entertaining. Flooded with natural light from apex glazing and enhanced by bespoke inlaid lighting, this room features symmetrical sliding doors opening directly onto the sunny deck and garden beyond. The beautifully appointed kitchen is finished with high-quality quartz worktops and is equipped with a Siemens oven and combination microwave, induction hob, Bosch fridge/freezer and dishwasher. A generous peninsular unit incorporates a breakfast bar ideal for casual dining, while there is ample space for a large dining table and relaxed seating. Additional highlights include a pantry and further fitted units beneath the stairs, incorporating a wine fridge. Herringbone porcelain flooring flows seamlessly into the spacious entrance hall, which offers excellent built-in storage and access to a well-designed utility room. Underfloor heating throughout the ground floor enhances comfort while maximising usable living space. The ground floor principal bedroom suite enjoys fitted wardrobes and a luxurious wet-room en-suite with a large walk-in shower. Three further rooms on this level offer excellent flexibility as additional bedrooms or reception spaces, supported by a superb family bathroom featuring designer sanitaryware and both a walk-in shower and a bath. The first floor continues the sense of individuality, featuring a stylish galleried sitting room, two further double bedrooms, air conditioning and a contemporary shower room. Ample eaves storage is accessible from both the sitting room and shower room. Bathrooms are finished with premium sanitaryware from Vado and Villeroy & Boch. To the front of the property, a gravel driveway framed by well-planted shrub beds provides off-street parking for four to five vehicles that have the use of an EV charger. The rear garden enjoys a desirable south-westerly aspect, making it ideal for outdoor entertaining. A substantial deck is bordered by contemporary slatted fencing, with steps leading down to a lawned area, mature trees, planted borders and a summer house positioned at the rear. Council Tax Band TBC.











