



**Pendennis, Forest Road,
Effingham Junction, Surrey, KT24 5HD**

£865,000 Freehold

Directions

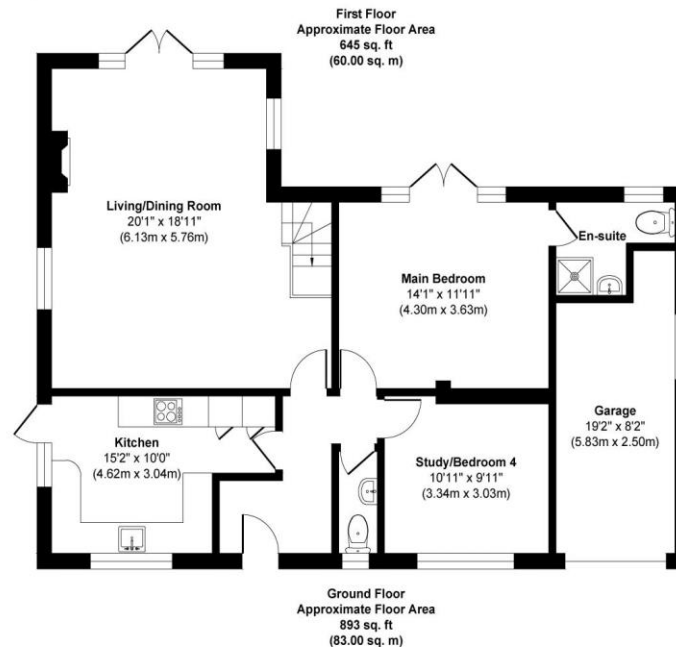
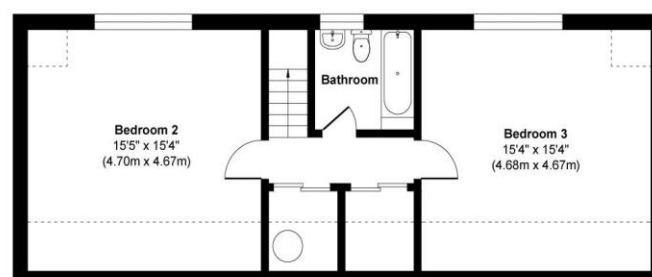
From our offices in East Horsley take the Ockham Road South for about 1/4 of a mile, turn left into Forest Road. After about one mile proceed over the bridge continuing along Forest Road to Effingham Junction and the property will be found shortly on the left hand side.

Local Authority

Guildford Borough Council: 01483 505050



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Approx. Gross Internal Floor Area 1539 sq. ft / 143.00 sq. m.(Including Garage)
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Within a short walk from Effingham Junction station and common a three bedroom detached chalet style home with views of the local woodland.



THE PROPERTY

A deceptive 3 bedroom detached chalet style home presented in superb order throughout, located within a short walk of a local shop and Effingham Junction station. The L-shaped hall gives access into the well-equipped, dual aspect kitchen with a good range of gloss cream fronted kitchen units with integrated appliances including a fridge/freezer, washing machine, wine fridge, double oven & grill and 5-ring gas hob with an extractor above plus an external door to the side. The substantial lounge/dining room is triple aspect with plenty of room for a good sized dining table. A fireplace with an inset gas coal effect fire is the focal point for the lounge where double doors lead out to the sunny west backing patio and garden. The second reception room works well as a study but could also be a family room if required. The ground floor master bedroom has plenty of room for built-in wardrobes if desired and has an ensuite shower room to the side. As with the lounge double doors lead out to the patio and garden. The cloakroom completes the ground floor. Upstairs two excellent double bedrooms mirror each other, one with built-in storage, the other having the use of a built-in wardrobe on the landing. These are serviced by the modern family bathroom in the middle. To the front of the property the gravel driveway is accessed through a 5-bar gate where there is parking for a number of cars and access into the attached single garage. The rear garden is mainly laid to lawn with flower and shrub beds and mature hedging to the sides giving a high degree of privacy. The garden has a westerly aspect so enjoys the afternoon and evening sun with a backdrop of local woodland. The current owner has invested in a number of improvements to the property, including a new gas fired boiler and replacement roofs for the rear dormer and lounge extension. Council Tax Band F.

