

# Wills & Smerdon

Sales • Lettings • Management

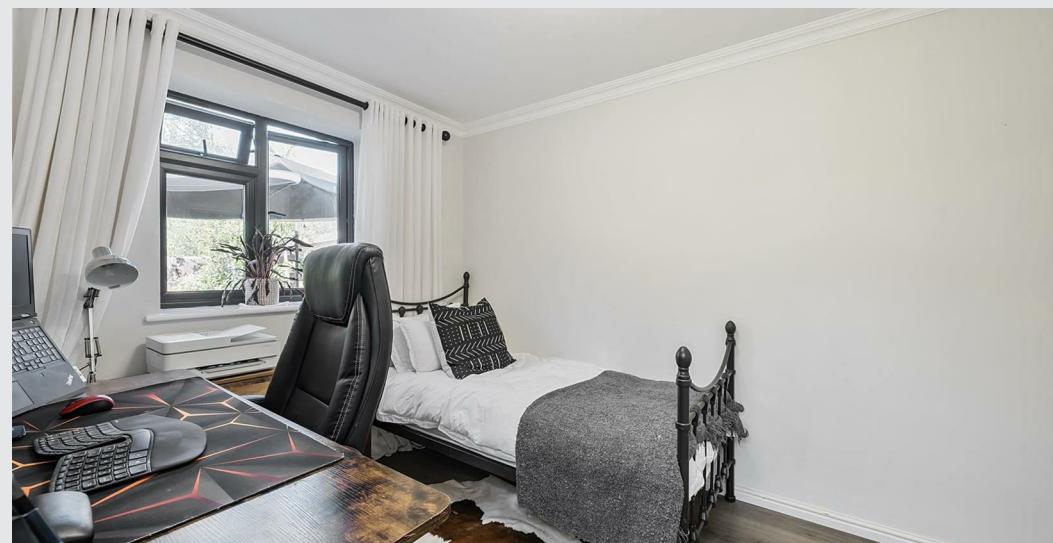


Field End, Forest Lane  
Effingham Junction, Surrey KT24 5HN





An immaculately presented detached 4 bedroom bungalow in a convenient location close to Effingham Junction station, with enclosed rear gardens, fabulous open plan kitchen/dining room and flexible accommodation.





## Field End, Forest Lane Effingham Junction, Surrey

Once across the threshold the hall way gives access to all the main accommodation. To the front, the two bedrooms have delightful views overlooking Effingham Common, and are both fitted with a range of built in wardrobes providing hanging and shelved spaces. The main bedroom has permission granted to add an ensuite, should the incoming owner so desire.

Further down the hallway, the third bedroom offers a lovely private space, and could easily be used as a bedroom or study, as required.

Leading from the kitchen area is a further double bedroom which has been fitted with ensuite shower facilities and has a window overlooking the rear gardens.

The open plan kitchen/dining room is a true delight, being fitted with a range of wall and floor units, a central island with hob extractor, and the seating area having a log fire and "hidden" cat flap. The bi-fold doors open out onto the low maintenance garden, which has been planted with a range of shrubs and trees, providing perfect screening.

A separate utility room provides access via a single door to the side entrance, which has both hot and cold water taps, ideal for rinsing any four legged friends after a long walk over the adjoining Common!

Completing the accommodation is the family bathroom which is fitted with a walk in shower, bath, basin and WC.

Underfloor heating is provided through out the property which also benefits from solar panels and a well insulated loft which is boarded and has fitted shelving.

Outside, to the front are delightful views over Effingham Common, whilst a woodland path leads directly to Effingham Junction Station, with its mainline services to London (Waterloo) and Guildford.

Forest Lane is an undiscovered gem in Effingham, being a private no through road leading to Effingham Station, while remaining close to all the amenities required for family living, with a good range of both Private and State Schools all to hand. Easy access can be obtained to both the A3 and M25 motorway network, whilst the charming Cobham Village is some 4 miles distant, with its range of boutique and main stream shops.

For anyone seeking an energy efficient property which is ready to move straight into, an early viewing is recommended.

Guildford Borough Council Band E. All main utilities.

Tenure: Freehold. Private road £140 pa



Approximate Area = 1271 sq ft / 118 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Wills and Smerdon. REF: 1188774



## DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South towards the A246, taking the left turn into Forest Road after approx 1/3 mile. Continue along Forest Road, taking the right fork into Forest Lane just before the railway bridge. Continue for approx 400 yards to the mini roundabout, taking the turning to the left where the driveway to Field End will be found on the left hand side, overlooking the Common. //goad.splice.entry



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	98	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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