

Wills & Smerdon

Sales • Lettings • Management



Woodhouse Eaves, Forest Road
East Horsley, Surrey KT24 5HE





A wonderful opportunity to purchase a spacious 3 bedroom semi-detached family home with incredible potential for the next owner to make their own mark.





Woodhouse Eaves, Forest Road

East Horsley, Surrey

We are delighted to offer for sale this character family home which is to be sold for the first time in nearly 60 years.

Situated within a 0.3 mile walk of Effingham Junction station (Waterloo 40 mins) and the fabulous wide open spaces of Effingham Common, is this 1930's semi-detached home which affords the next owner the perfect blank canvas to write their own chapters through a programme of updating and if desired, enlargement (STPP).

Once across the threshold, the feeling of space is immediately evident with a particularly spacious reception hall which gives access to all the principal ground floor spaces of the house. To the front is the lounge with a wide bay window, to the rear is a well proportioned separate dining room which leads through to the conservatory. The double aspect kitchen/breakfast room also benefits from a walk-in larder and direct access to the rear terrace and gardens.

On the first floor beyond the spacious landing there are three good sized bedrooms along with the bathroom with separate wc. Windows have been replaced with uPVC double glazing, and currently heating is provided via night storage electric heaters, however, gas is supplied to the property to facilitate the choice for the next owner to install either a gas or air source system of preference.

Outside, the property has driveway parking for two cars which leads to the attached garage and due to the width of the plot, is flanked to the side with a lean-to storage space of equal length to the garage.

The mature rear gardens enjoy a sunny South-Easterly aspect, extending to approx. 110' in length which also offer great potential for creating the most wonderful outside spaces to complement the house. Due to the size and width of the plot, we anticipate there to be great potential, subject to the usual consents, for the next owner to be able to substantially enlarge the existing spaces should more space ever be desired over time.

Viewing Highly Recommended.

Tenure: Freehold Guildford Borough Council Tax Band: E

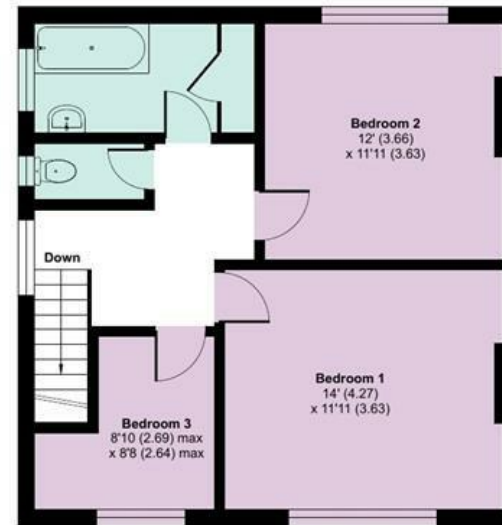


Approximate Area = 1228 sq ft / 114 sq m (excludes lean to)

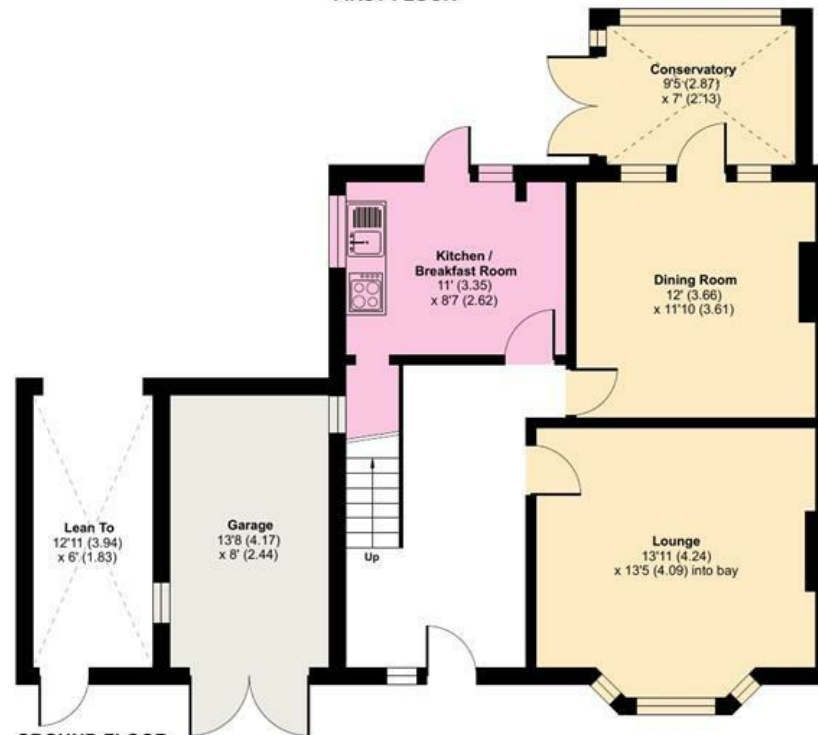
Garage = 109 sq ft / 10.1 sq m

Total = 1337 sq ft / 124.1 sq m

For identification only - Not to scale



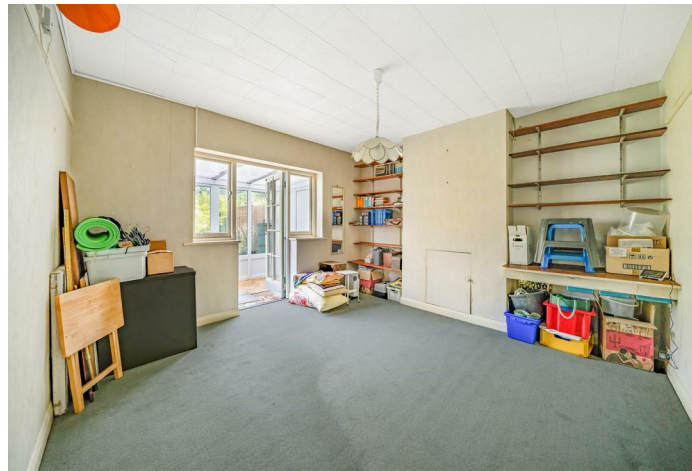
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Wills and Smerdon. REF: 1137155



DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North and take the 2nd right into The Drift. Continue passed the Golf Club to the T junction with the Forest Road, turning left towards Effingham Junction/Cobham. The driveway to Woodhouse Eaves will be found after approx. 350 yards on the right, shortly before the turning into Lovelace Close. ///topped.trio.reach

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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

