



Brookfield, Forest Road
East Horsley, Surrey KT24 5ER





A detached bungalow offering scope fabulous potential for updating, remodelling or even redevelopment depending on the new owner's requirements, subject to the usual consents. Offered to the market with No Onward Chain.





Brookfield, Forest Road

East Horsley, Surrey

We are delighted to bring to market this substantial detached bungalow, situated in 0.22 Acre grounds affording great scope for the next owner to make their own mark.

With a footprint of approx. 1,400 sq ft, the next chapters to be written will likely include a modernisation of the existing spaces, but also with the potential, subject to the usual consents, to substantially enlarge, whether that be to retain the single level lifestyle, or potentially grow the property into a second storey.

The accommodation currently includes a lounge with a wide bay window and a feature brick fireplace, the separate kitchen is fitted with a range of units, pantry area and side access to the garden, an excellent sized bedroom also with a wide bay window and large wardrobe cupboard.

Bedroom 2 is off the reception hall, having double doors opening to the conservatory which in turn opens to the garden. Off the second bedroom is bedroom 3 with a window overlooking the garden.

The bathroom is fitted with a white suite, comprising WC, hand basin and bath.

The property is set beyond a wide gravel driveway offering excellent off street parking and access to the attached garage, with the main accommodation flowing from the generous reception hall.

The integral garage is currently attached to the neighbouring property garage on the right hand side. This property is currently subject to a planning application which will involve the removal of the neighbour's garage and appropriate making good to the property being sold.

To the rear the garden is a blank canvas, currently laid to lawn with established trees providing a high degree of privacy, There is a patio running the width of the home and side access and a useful garden shed and garden storage area at the rear.

This is a wonderful opportunity to create a charming home set in generous gardens and under a mile from Effingham Station and local shop. Early viewing is advised.



Approximate Area = 1239 sq ft / 115.1 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1394 sq ft / 129.4 sq m

For identification only - Not to scale



GROUND FLOOR



DIRECTIONS

From our offices in East Horsley, proceed along the Ockham Road South towards the A246 for approx 1/3rd mile, turning left into Forest Road. Continue along for approx 1/2 mile where the driveway to Brookfield will be found 7th on the left after Wildwood Close (2 prior to Falconwood). what3words: ///gather.words.unity

Tenure: Freehold. Guildford Borough Council Band G

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141

E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		