

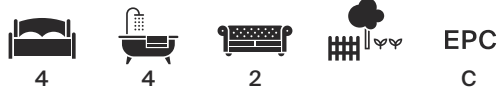
Forest Road, Effingham Junction, KT24



Beautifully refurbished

The front door opens into a large, welcoming entrance hall. To the right, are two en suite double bedrooms, both with useful mezzanine levels. To the left, is a study with attractive in-built storage. The principal bedroom suite has its own dressing room and stunning en suite bathroom.

To the rear, is the impressive open-plan kitchen/dining room with large island with breakfast bar. A utility room sits to the side of the kitchen and also provides side access to the house. The living room, which is separated from the dining area by a feature wall completes the house.

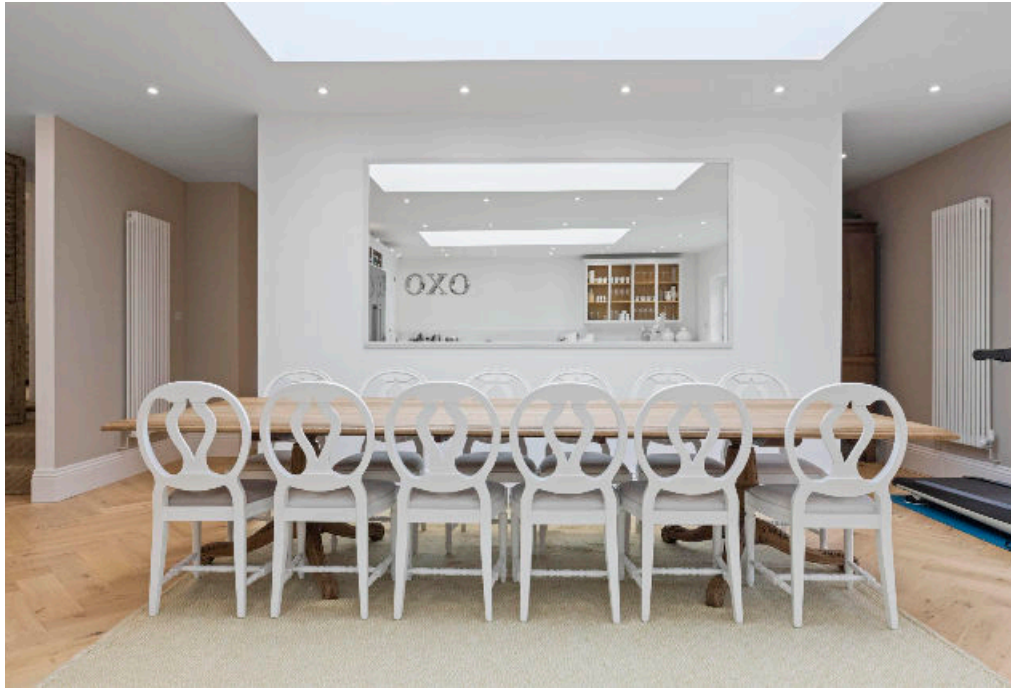


Tenure: Freehold

Local authority: Guildford

Council tax band: F





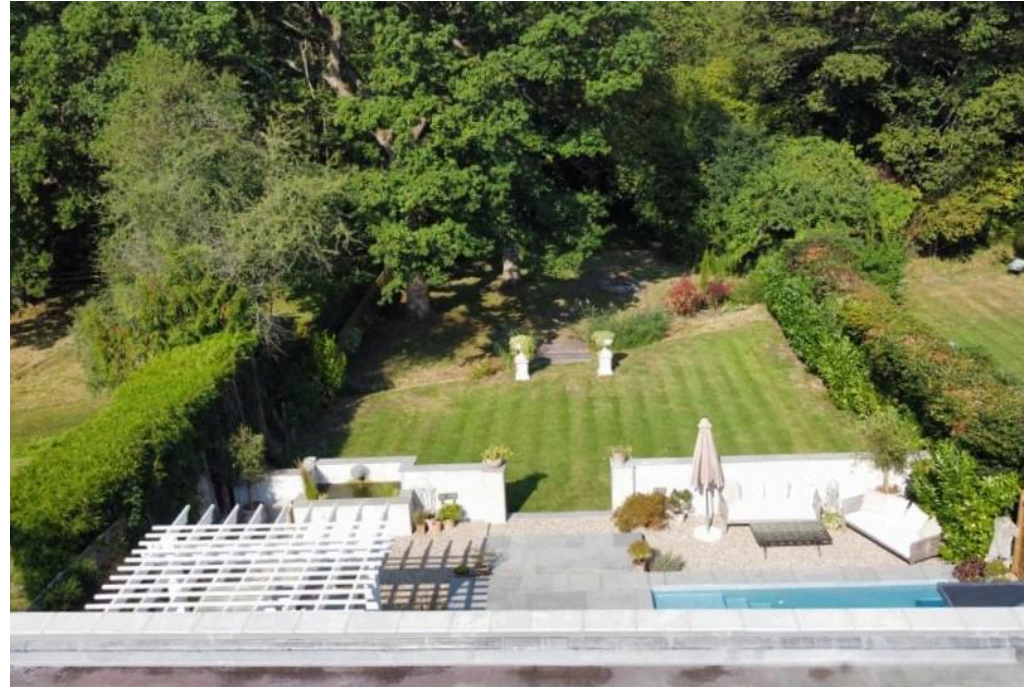
Outside to the front of the property is a gravel carriage driveway with plenty of space for cars to be parked.

The rear gardens are a particularly lovely feature. A huge patio runs across the back of the house with a heated, saltwater plunge pool to one side and a large pergola over a dining area to the other. A wall separates this area from the further lawn behind, which is divided into two areas by a watercourse with a bridge over.

The plot is westerly-facing, of just under 0.3 acres, and backs onto The Drift golf club.









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 any decisions reliant upon them.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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