



Lower Farm Road, Effingham **KT24**



Family home with open views over paddocks

A detached four bedroom family home on a popular private road, with a sweeping in and out drive providing ample space for numerous vehicles and provides access to the attached garage.

This property has the potential to improve/extend (subject to the necessary planning permissions). It sits in a south-easterly backing plot of 0.336 acres.

Entrance hall, open plan kitchen/family room (with french doors leading out to the rear gardens/patio), lounge, study, principal bedroom with en suite, three further double bedrooms, family bathroom and heated swimming pool.



Tenure: Freehold

Local authority: Guildford Borough Council

Council tax band: F





The rear gardens contain mature trees and hedges with open views to the rear boundary across paddocks where horses currently graze. They face in a South-Easterly direction and afford complete privacy on all sides. There are two garden sheds for storage and a heated swimming pool.

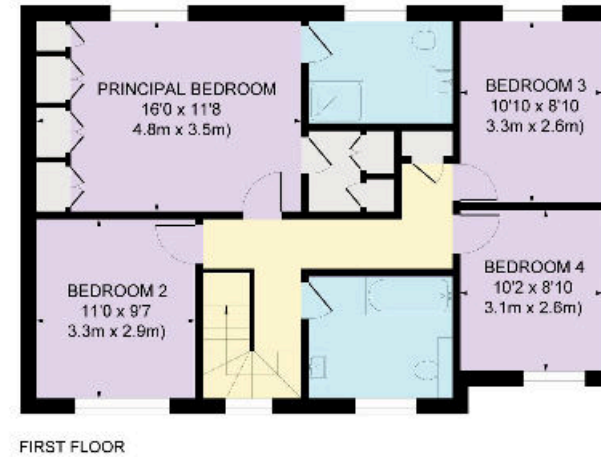
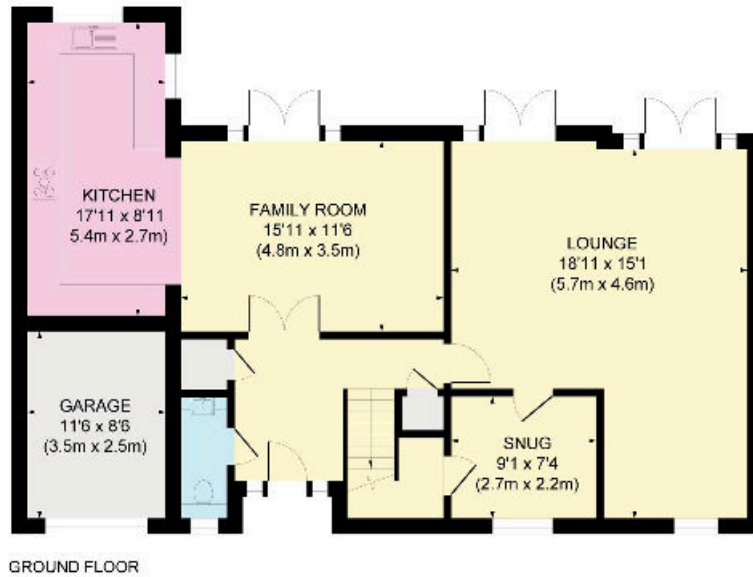
Despite being wonderfully rural, it is easily accessible to the main arterial routes and airports. It is within walking distance (0.6 miles) of the Effingham Junction train station and easy reach of Effingham shops. Effingham village offers local shopping, two inns and churches. Main towns of Cobham, Dorking and Guildford are also within easy reach.

The area has an excellent choice of private and state schools, including the ACS, Reeds, St.Teresa's, Cranleigh, Manor House, Cranmore and The Howard of Effingham.





Approximate Gross Internal Area
1836 sq. ft / 170.6 sq. m
(Garage Included)



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 decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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