



# HENSHAWS



## Lark Rise, Forest Road,

## Effingham Junction, Surrey, KT24 5HL

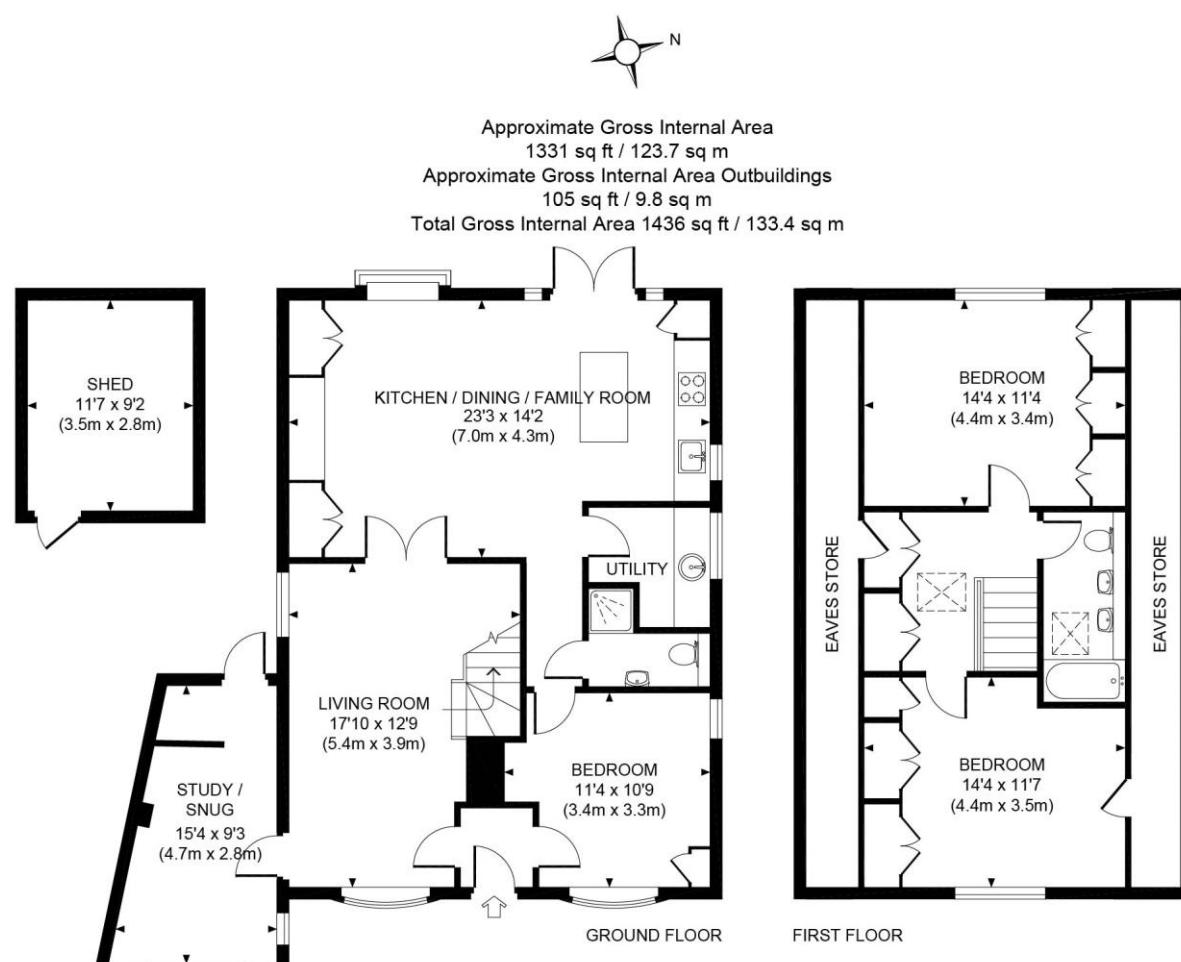
£759,950 Freehold

### Directions

From our offices in East Horsley turn left onto the Ockham Road South, after 1 / 4 of a mile turn left onto the Forest Road at the triangle. Continuing on the Forest Road, over the railway bridge and after 1 / 4 of a mile Lark Rise will be found on the left hand side.

### Local Authority

Guildford Borough Council: 01483 505050



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.



**East Horsley Office**  
2 Station Approach, East Horsley,  
Surrey, KT24 6QX  
Tel: 01483 285757  
Email: [horsleyoffice@henshaws.net](mailto:horsleyoffice@henshaws.net)

Ref: EH2380

[www.henshaws.net](http://www.henshaws.net)

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**Lark Rise, Forest Road,  
Effingham Junction, Surrey, KT24 5HL**

With easy reach of Effingham Junction station and Effingham Common an immaculate three bedroom, two bathroom detached house on a westerly facing garden.



**THE PROPERTY** A delightful detached 3 bedroom chalet style home that has been re-modelled and modernised by the current owners located within a few minutes' walk of Effingham Junction station. This work has created a superb kitchen/dining/family area to the rear with a feature Crittall style box window and doors out to the rear patio and garden. The kitchen is has an excellent range of shaker style units with fitted Bosch appliances, butlers sink, antique mirrored splashbacks and Corian worksurfaces. The island unit houses the oven as well as a useful breakfast bar. To the side there is plenty of room for a good sized dining table and a couple of casual chairs together with fitted storage and display shelving all set on oak herringbone flooring. In addition to the utility room, with space and plumbing for a washing machine and tumble dryer, there is a modern shower room with excellent walk-in shower. This services the ground floor double bedroom to the front of the property. From the kitchen through glazed double doors is the dual aspect principal reception room with the stairs to the side. Here also provides access to the study/snug with a concealed boot/coat area and door to outside at the rear. Upstairs there are two excellent double bedrooms that together with the landing all have fitted storage into the eaves. To one side is the contemporary bathroom including double basins and a shower over the bath. The sunny rear garden enjoys a westerly aspect with a number of specimen trees, flower and shrub beds. To the rear there are tree raised beds for vegetables and a high quality garden shed that could be converted into a home office if desired. At the front there is off-street parking for two cars and a small area of lawn with an attractive cherry tree at its centre. Council Tax Band G.

