





VICTORY COTTAGES

EFFINGHAM, KT24 5NN

No Ongoing Chain

**A Spacious Character Semi Detached House
Situated Within Howard of Effingham
School Catchment**

**Potential to Enlarge, Subject To Planning
3 Good Size Bedrooms • Family Bathroom
Reception Hall
Fitted kitchen/breakfast room
Dining Room • Lounge overlooking garden
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
Large South Facing Garden
Private Driveway**



AN ATTRACTIVE SEMI DETACHED CHARACTER HOUSE situated close to The Howard of Effingham School and opposite King George V playing fields with 33 acres of open land including a children's play area. There is also miles of open National Trust countryside nearby including 1600 acres at Polesden Lacey which can be accessed at the end of Woodlands Road. The property benefits from sealed unit double glazed windows and gas central heating to radiators whilst outside there is a private driveway allowing ample parking and space at the side of the house to create further parking or extend, subject to the usual planning consents. The rear garden is secluded and extends to approximately 100ft and enjoys a south facing aspect with wide paved patio.

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

sliding double glazed doors, courtesy light, double glazed door to:

ENTRANCE HALL

double radiator, under stairs storage area, built in storage cupboard, door to:

DINING ROOM 12'11" × 12'6" (3.94m × 3.81m)

radiator, fitted gas fire, sliding door to:

LOUNGE 21'3" × 10'8" (6.48m × 3.25m)

double aspect, radiator, two sets of sliding patio doors opening onto the garden, double glazed window, glazed door to:

KITCHEN/BREAKFAST ROOM 11'11" × 11'2" (3.63m × 3.40m)

double aspect, fitted with a range of wooden fronted wall and floor units, contrasting work surfaces, inset single drainer double bowl sink unit, part tiled walls, gas cooker point, extractor fan, double radiator, two double glazed windows, appliance space, built in storage cupboard housing wall mounted gas fired boiler, appliance space.

FAMILY BATHROOM 8'10" × 8'8" (2.69m × 2.64m)

white suite comprising panel bath mixer tap & shower attachment, shower rail & curtain, vanity unit inset wash hand basin, mixer tap, cupboards below, wall mounted medicine cabinet, part tiled walls, low level w.c., radiator, obscure sealed unit double glazed window, extractor fan.

FIRST FLOOR

FIRST FLOOR LANDING

access to loft via sliding ladder, sealed unit double glazed window, door to:

BEDROOM 1 12'2" × 11'6" (3.71m × 3.50m)

rear aspect, sealed unit double glazed window, radiator, airing cupboard housing lagged hot water cylinder, immersion heater.

BEDROOM 2 12'11" × 12'9" (3.94m × 3.89m)

max, rear aspect, sealed unit double glazed window, radiator.

BEDROOM 3 12'1" × 10' (3.68m × 3.05m)

front aspect, radiator, sealed unit double glazed window.

OUTSIDE

DRIVEWAY

block paved driveway provides ample parking, low retaining brick wall, panel fence and space at the side of the property allows for further parking or extension, subject to the usual planning consents. There is a side pedestrian gate giving access to the rear garden.

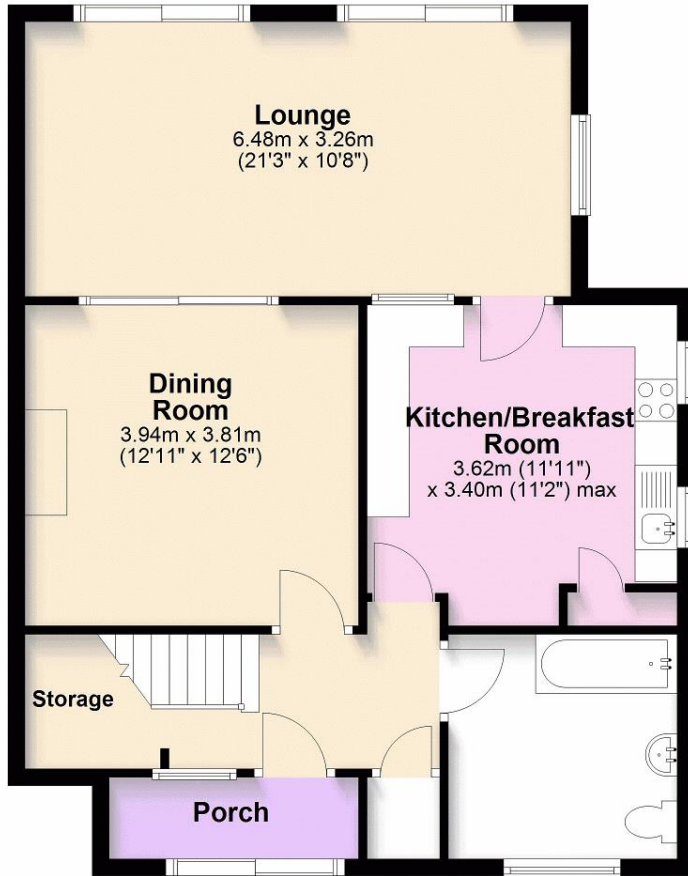
REAR GARDEN

mainly laid to lawn with full width paved patio, timber garden shed. The garden is divided into two areas and enjoys a delightful south facing aspect extending in total to approximately 100 ft. At the end of the garden is a summerhouse, timber garden shed and greenhouse. The garden is partly enclosed by 1.8m close boarded panel fencing, evergreens, conifers and enjoys a secluded aspect.



Ground Floor

Approx. 68.9 sq. metres (741.5 sq. feet)



First Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 115.4 sq. metres (1242.5 sq. feet)

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Guildford Borough Council Tax Band E.

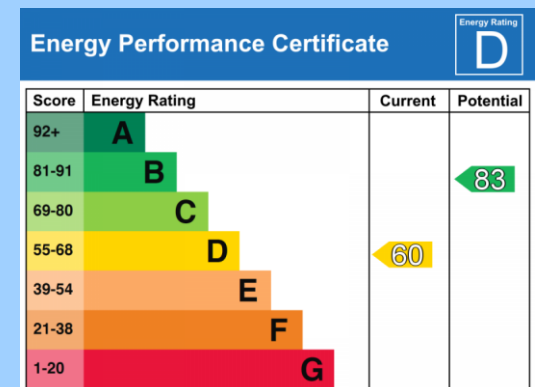
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BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk



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