

EPC: D

Forest Lane, East Horsley, KT24 5HU

Offers in excess of: £1,100,000

Gascoigne-Pees













This stunning detached bungalow has been extended and refurbished to an exceptional standard throughout. It is a must-see to fully appreciate the quality and versatility of the accommodation on offer. Ideally situated for Effingham Junction station and the highly regarded Howard of Effingham School, the location is as impressive as the property itself.

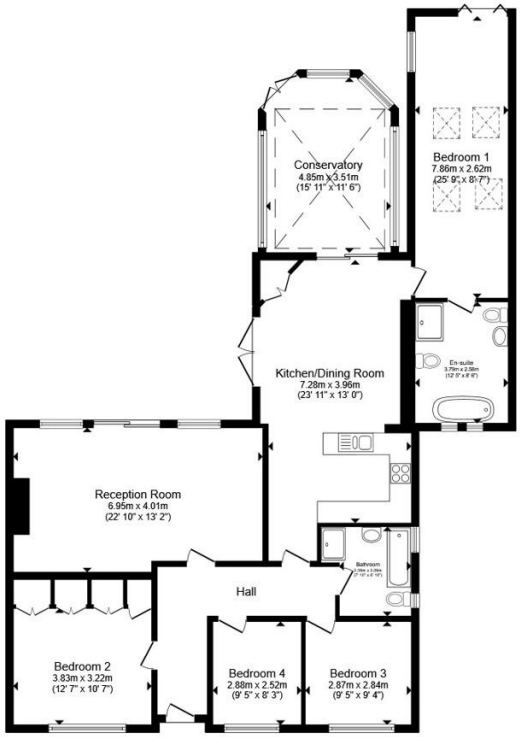
The welcoming entrance hall leads to a generous lounge featuring a stylish fireplace and bi fold doors that flood the room with natural light and open onto the large, secluded rear garden. The modern kitchen/diner offers ample wall and base units with quality work surfaces and integrated appliances. The bright, spacious dining area has doors opening to both the rear garden and the conservatory. The kitchen/diner, conservatory and bathrooms are all finished with contemporary marble floor tiles.

The impressive main bedroom benefits from Velux windows, doors opening directly to the rear garden, and a luxurious en suite bathroom with a separate shower. Both the bedroom and en suite enjoy underfloor heating. There are two further double bedrooms, while the fourth bedroom offers flexibility as a study or home office. A stylish family bathroom with a bath and separate shower completes the internal accommodation.

Outside, the property offers ample off road parking to the front, with a paved driveway leading to a car port. Side access takes you to the private, well maintained rear garden, which provides an excellent degree of seclusion and is perfect for outdoor entertaining.





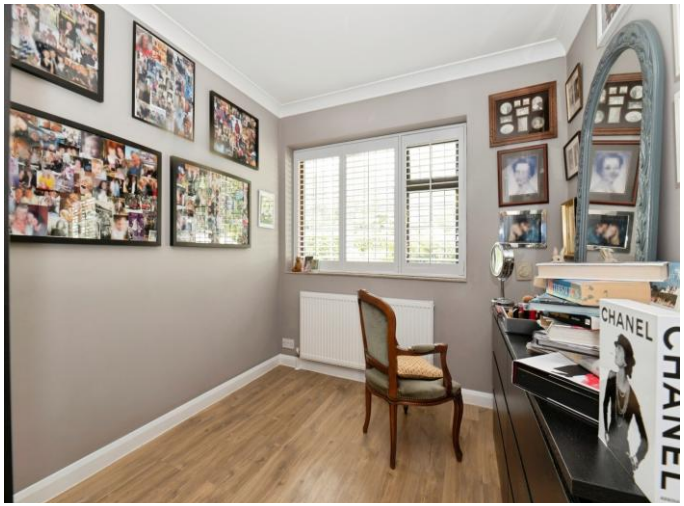


Total floor area 155.5 m² (1,674 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

Gascoigne-Pees





Council Tax Band: **F**

Tenure: **Freehold**

Viewing by appointment

T: 01372 376633
E: leatherhead@gpees.co.uk
London House, 29 Church Street, Leatherhead, Surrey, KT22 8EP

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Gascoigne-Pees is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: LEP_LEP250431_R6PL_8

Gascoigne-Pees