CURCHODS







The Maples

Salmons Road, Effingham, Surrey, KT24 5QJ

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Asking Price £975,000

Freehold



A beautifully presented and detached 3 bedroom house set in approximately half an acre.
This well maintained home has a large semi-open plan sitting room, dining room and kitchen with wood floors over under floor heating. Central to the room is an attractive brick hearth with log burner and French doors to the patio and gardens. There is also an extra reception room which can be used as a study or an extra bedroom. There is a downstairs cloakroom opposite.

In addition to the well-appointed kitchen there is a utility room with storage and back door. Both the gas central heating and lighting is app enabled ensuring comfort and peace of mind.

Complementing this home is a secure garage with loft storage, (with potential to create a studio above) electric car charger and automatic door as well as a separate home office, insulated and with underfloor heating.

The expansive south-west facing garden is mostly laid to lawn with plenty of parking and an electric gate at the end of the drive.

EPC C | Council Tax Band F





Key Features

- 3 bedrooms
- 2 bathrooms
- Detached
- Half an acre
- Garage
- Garden room/home office

Location

Well located in easy reach of Effingham village as well as both East Horsley and Bookham. Effingham golf club is within close proximity, whilst nearby Ranmore Common and the Surrey Hills - a designated area of outstanding natural beauty - provides some of the best walking, cycling and horse riding countryside in the South of England. Effingham junction station is within 2 miles, providing access to London (Waterloo approximately 40 minutes). The A3 is within a ten minute drive, allowing easy access to central London and linking with the M25 (Junction 10) and to both Gatwick and Heathrow airports. Locally there is an excellent choice of schools both state and private with being firmly within catchment for the Howard of Effingham.

Additional Information

Our client has advised that the property has mains water, electricity and gas and has a Septic tank. The House is Cat5e wired and has an electric car charger in the garage.



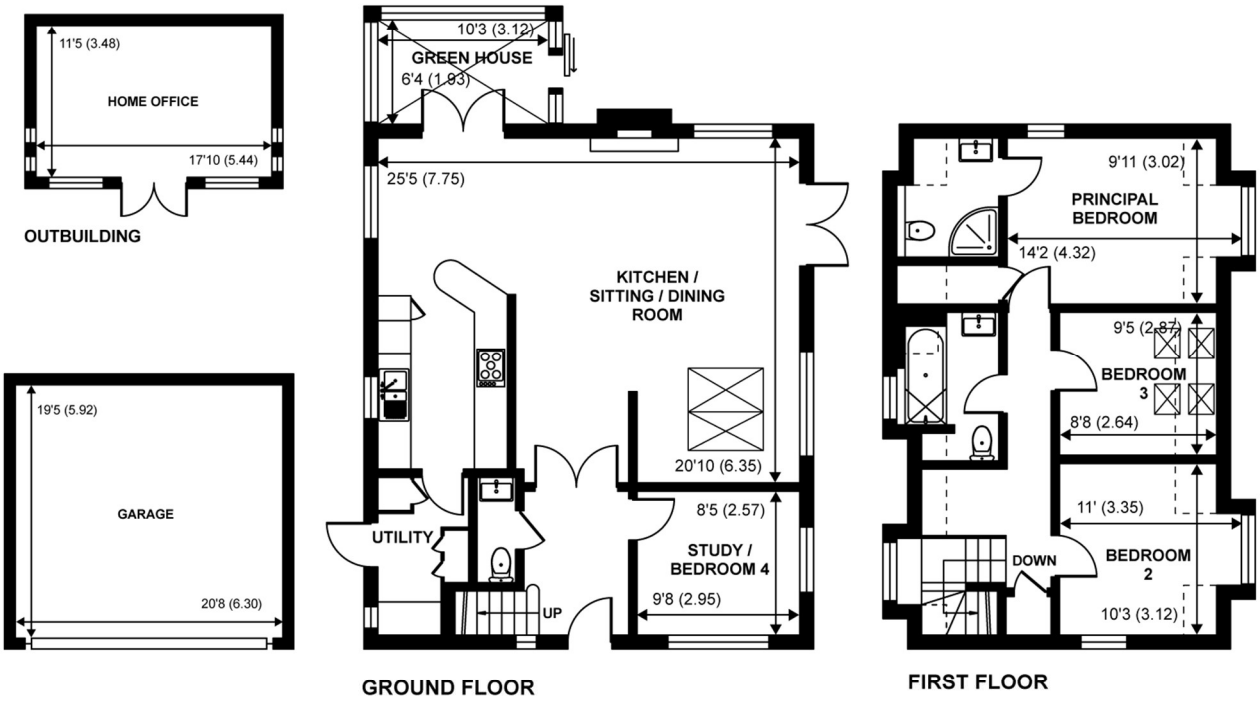




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Approximate Area = 1334 sq ft / 123.9 sq m
Garage = 403 sq ft / 37.4 sq m
Limited Use Area(s) = 82 sq ft / 7.6 sq m
Outbuilding = 205 sq ft / 19 sq m
Total = 2024 sq ft / 188 sq m
For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Simpsons Estate Agents ta Curchods. REF: 1155124

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Reference: CEH240079

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