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1933

# Perham, Old Lane Gardens,

## Effingham Junction, KT11 1NN

A lovely 3 bedroom detached home in this ever popular and convenient location, close to a local shop and Effingham train station. The accommodation includes: Hall - Lounge - Snug/Study/Bedroom 3 - Modern Galley Kitchen - 2 Further Upstairs Bedrooms - Family Bathroom - Private Rear Garden - Covered Parking - Garage - Approved Planning in Place

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Wills & Smerdon are delighted to present this attractive detached property to the market, which has recently undergone refurbishment and modernisation to a high standard. The property also offers excellent potential for further enlargement, with approved plans already in place and additional proposals currently awaiting a decision. Collectively, these present an exciting opportunity to increase the existing floor area by more than 50%.

Situated on Old Lane Gardens, a private road nestled within beautiful countryside, the property enjoys a peaceful and secluded setting, with stunning views across ancient woodland to the rear. Despite its peaceful, countryside setting, Effingham Junction station is conveniently positioned less than a ten-minute walk away.

The ground floor features a spacious entrance hall leading to a light and airy living room, complete with feature fireplace, wood flooring and door opening onto the rear garden. There is also a separate dining room, which could equally be used as a third bedroom/study, a brand-new fitted kitchen and a convenient ground floor cloakroom.

On the first floor are two well-proportioned double bedrooms with eaves storage and a recently updated family bathroom. Further benefits include gas central heating and double glazing.

Externally, the property enjoys a detached garage, a carport, EV charge point and additional off-street parking. The well-screened rear garden is mainly laid to lawn, complemented by a full-width patio, providing an ideal space for outdoor dining and entertaining.

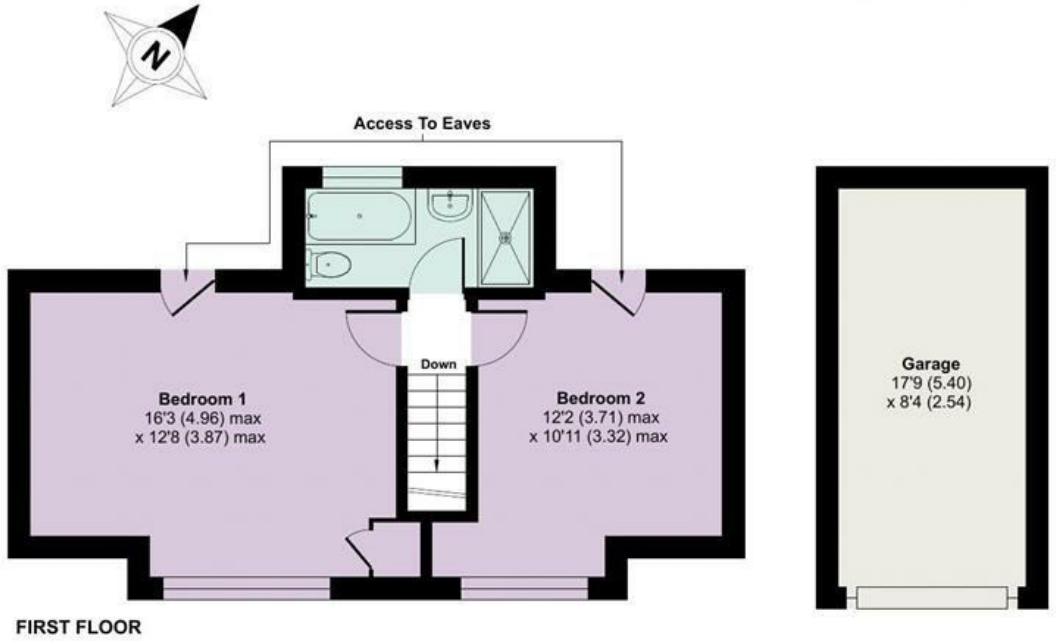
Combining a recently modernised interior with versatile accommodation and scope for further enhancement, this appealing home offers the best of semi-rural living, with convenient transport links and local shops close at hand. This property is an opportunity not to be missed!

Old Lane Gardens is a small private road enjoying a peaceful setting amidst the surrounding countryside, yet incredibly conveniently located. The area is ideal for walking and cycling, with a wealth of attractive countryside routes close by.

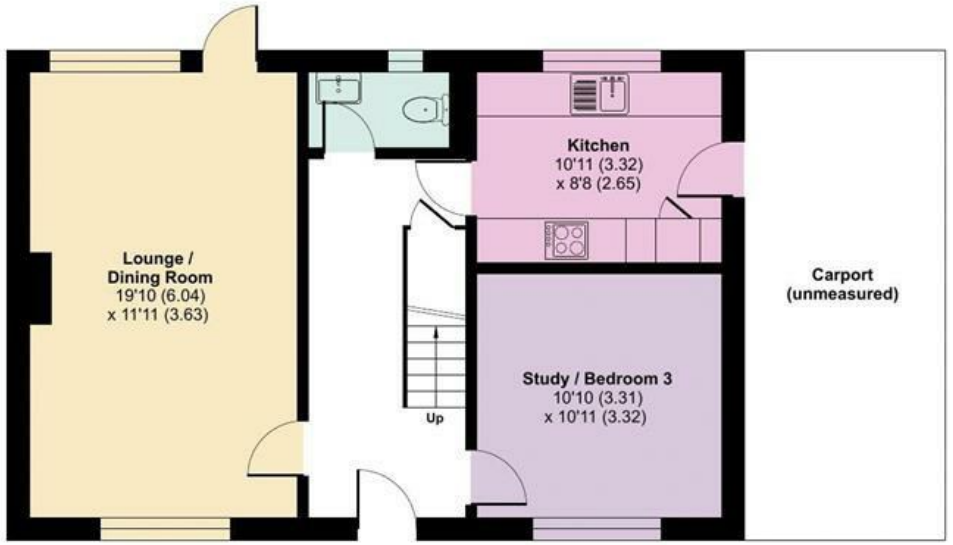
The nearby centres of Cobham and East Horsley, both approximately a five-minute drive away, offer a comprehensive selection of shops, restaurants and everyday amenities. Effingham Junction provides regular rail services to London Waterloo, with journey times of approximately 45 minutes.

The area also benefits from an excellent range of leisure facilities, including Squires Garden Centre, the Nomad Theatre, Grange Park Opera, The Drift Golf Club and Forward Fitness, a private members' gym and fitness centre.

Approximate Area = 1028 sq ft / 95.5 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1176 sq ft / 109.2 sq m
For identification only - Not to scale




FIRST FLOOR



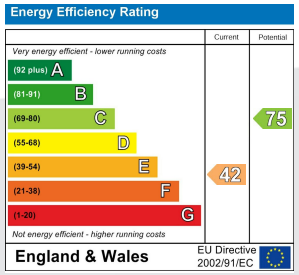

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Wills and Smerdon. REF: 1535960

## DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North and take the 2nd right into The Drift. Continue passed the golf course, turning left at the end into Forest Road. At the staggered crossroads turn left into Old Lane and Old Lane Gardens will be found after approx. 150 yards on the left. Perham being located 6th on the right. What Three Words; ///speeds.asks.fever

Tenure: Freehold. Guildford Borough Council Band F

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