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5 Forest Road,

Effingham Junction, Surrey KT24 5HE



A 3 bedroom semi-detached home offering the next owner a perfect "blank canvas" on which to write their own next chapters through a programme of updating and if desired, enlargement (STPP). The current accommodation includes: kitchen, dining room, sitting room, 3 bedrooms and a family bathroom, along with garage and generous 80' rear garden.









5 Forest Road,

Effingham Junction, Surrey

Situated within a 0.3 mile walk of Effingham Junction station (Waterloo 40 mins) and the fabulous wide open spaces of Effingham Common, we are delighted to offer for sale this character family home which is to be sold for the first time in nearly 60 years and offering the incoming owner huge potential to update or enlarge subject to their own requirements.

Once across the threshold, the feeling of space is immediately evident with a generous reception hall which gives access to all the principal ground floor spaces of the house.

To the front is the dining room with a wide bay window, and to the rear is a well-proportioned lounge with gas fire/back boiler (not currently in use), double glazed windows and single door to the rear gardens.

The separate kitchen is installed with a range of fitted cupboards and units, double-glazed window overlooking the rear gardens and double-glazed single door giving direct access to the side walkway, garage, and rear gardens.

On the first floor beyond the spacious landing there are two double bedrooms, the main bedroom overlooking the front, and a good-sized bedroom 3/study, along with the family bathroom fitted with WC, bath and hand basin.

Outside, the property has off-street parking to the front and shared access to the single garage, with timber double opening doors and two rear stores accessed via the rear garden.

The mature rear gardens enjoy a sunny South-Easterly aspect, extending to approx. 80' in length which also offer exciting potential for creating the most wonderful outside spaces to complement the house.

Due to the size and width of the plot, we anticipate there to be great potential, subject to the usual consents, for the next owner to be able to substantially enlarge the existing spaces should more space ever be desired.

Viewing Highly Recommended.





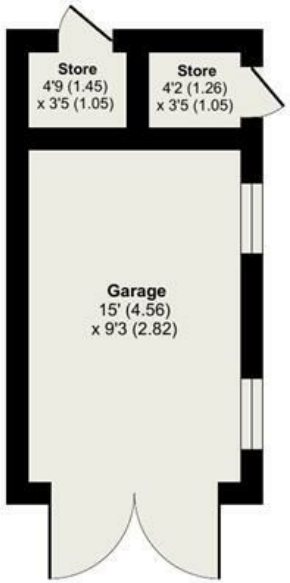




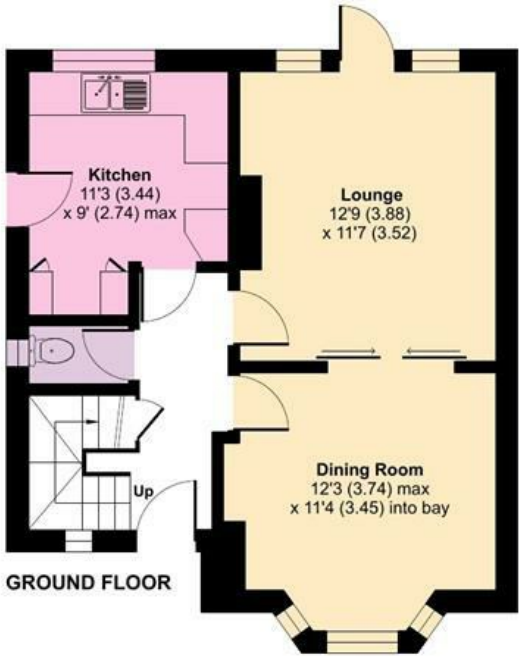
Approximate Area = 965 sq ft / 89.6 sq m
Garage = 143 sq ft / 13.2 sq m
Outbuildings = 29 sq ft / 2.6 sq m
Total = 1137 sq ft / 105.3 sq m
For identification only - Not to scale



FIRST FLOOR



GARAGE / OUTBUILDING
(Not shown in exact Location)



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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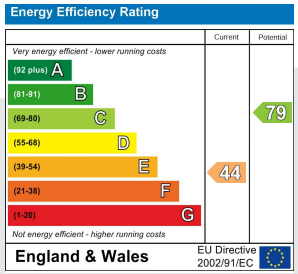




DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North and take the 3rd right into The Drift. Continue passed the Golf Club to the T junction with the Forest Road, turning left towards Effingham Junction/Cobham. After passing the Effingham General Stores on your right, take the next right into the slip road off Forest Road where No. 5 will be found on the right.///until.invite.late

Tenure: Freehold. Guildford Borough Council Band E



Our Social Media

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