





BEECH AVENUE

EFFINGHAM, KT24 5PH

Completely Refurbished & Remodelled
Former Blacksmith's Forge
Beautifully Presented Throughout
Unique & Charming Accommodation

2 Double Bedrooms
Luxury Bathroom with Separate Shower
Entrance Hall & Cloakroom
Kitchen/Family Room
Luxury Grey Gloss Handleless Kitchen
Lounge/Dining Room
Double Glazing Windows
Air Source Heat Pump Heating
Courtyard Garden • Off Street Parking

Crosslands Forge, a former Blacksmith's Forge, has been refurbished and remodelled to provide a truly unique character home. Internally the accommodation is particularly spacious with a welcoming entrance hall, ground floor cloakroom, large living room and separate Kitchen/Family room featuring a modern handleless design with built in appliances. Whilst upstairs there are two good size bedrooms, luxury fully tiled bathroom and useful eaves storage area. In addition the property features sealed unit double glazed windows as well as underfloor heating to the ground floor and radiators to the first floor with an air source heat pump designed to keep energy bills low. The property enjoys a light south facing aspect and benefits from a courtyard garden as well as off street parking and an inspection is highly recommended to appreciate this beautifully presented home.

GROUND FLOOR

ENTRANCE HALL 13'6" × 7'2" (4.11m × 2.18m)
Part glazed panelled front door with glazed side panels, built in tall storage cupboard, underfloor heating, ceramic tiled floor, recessed ceiling lights, understairs storage cupboard housing pressurized hot water cylinder and controls for underfloor heating, door to:

CLOAKROOM
White suite comprising low level w.c., vanity unit with wash hand basin, drawers under, mixer tap, fitted wall mirror, recessed ceiling lights, extractor fan, underfloor heating, ceramic tiled floor.

LOUNGE/DINING ROOM 18'2" × 17'2" (5.54m × 5.23m)
Attractive sealed unit double glazed doors opening onto patio, sealed unit double glazed window, underfloor heating, recessed ceiling lights, TV point, Dimmer switch, built in cupboard housing electric meter and consumer unit, heating thermostat control.

KITCHEN/FAMILY ROOM 17' × 15'9" (5.18m × 4.80m)
Fitted with an excellent range of high quality gloss grey contemporary wall and floor units featuring a handleless design and complimented with contrasting worksurfaces and upstand, inset single drainer single bowl stainless steel sink unit with mixer tap, integrated washer/dryer, integrated dishwasher, feature central island & breakfast bar, inset 6 ring stainless steel gas hob, feature glass & stainless steel central extractor hood above with recessed lights, deep pan drawers, recycle bin, concealed lighting, wine rack, built in double electric eye level oven & grill, tall twin pull out drawer units, integrated fridge/freezer, mains smoke detector, recessed ceiling lights, underfloor heating, ceramic tiled floor, heating programmer control, T.V. point, two sealed unit double glazed windows, dimmer switch.

FIRST FLOOR

FIRST FLOOR LANDING
Approached by a white staircase with stained timber handrail and newel post cap with painted white spindles, radiator with heating thermostat control, mains smoke detector, heating thermostat control.

MASTER BEDROOM 18'5" × 12'4" (5.61m × 3.76m)
radiator with thermostatic control, recessed ceiling lights, spotlights, T.V. point, two skylight windows, dimmer switch, access to useful eaves storage area which runs the full length of the property, approximately 43' x 4'9 with light & carpet.

BEDROOM 2 11'6" × 12'4" (3.50m × 3.76m)
radiator with thermostatic control, recessed ceiling lights, spotlights, access to eaves storage area.

LUXURY BATHROOM 8'10" × 7'8" (2.69m × 2.34m)
White 4 piece suite comprising tiled enclosed bath with central mixer tap, surrounding tiled display shelves, corner shower cubicle with fixed rainfall shower and hand held shower, sliding glazed doors, low level w.c., vanity unit with drawers under, wash hand basin & mixer tap, fitted mirror/light, shaver point, fully tiled walls, chromium plated towel rail, heated and ceramic tiled floor, skylight window, recessed ceiling lights.

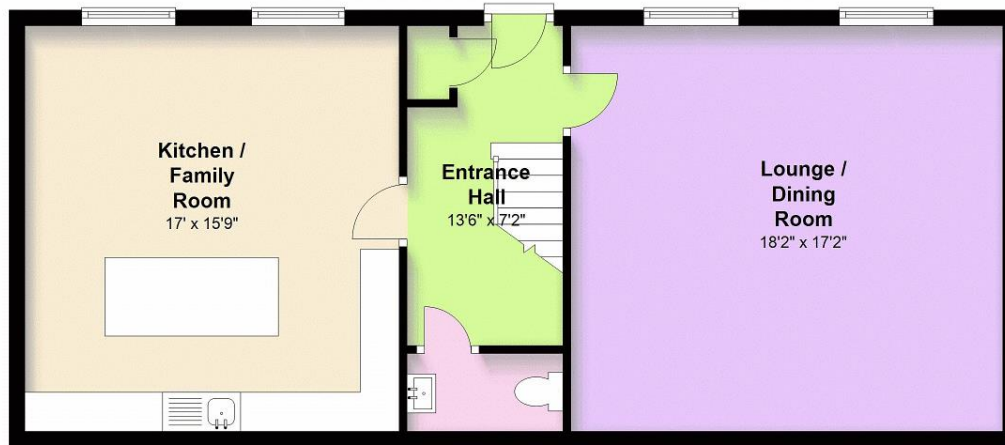
OUTSIDE

DOUBLE WIDTH DRIVEWAY
blocked paved driveway with adjacent refuse & cycle stores.

SOUTH FACING COURTYARD GARDEN
The boundary is marked by a retaining brick wall, brick pillars and inset panel fencing, the courtyard is mainly paved and enjoys a delightful south facing aspect. There are outside lights, power points, cold water tap and flower border with variety shrubs and plants.



Ground Floor
Approx. 701.7 sq. feet



First Floor
Approx. 504.3 sq. feet



Total area: approx. 1205.9 sq. feet

Note 1 - Please note domestic and electrical appliances have not been tested although all are new and have Guarantees.

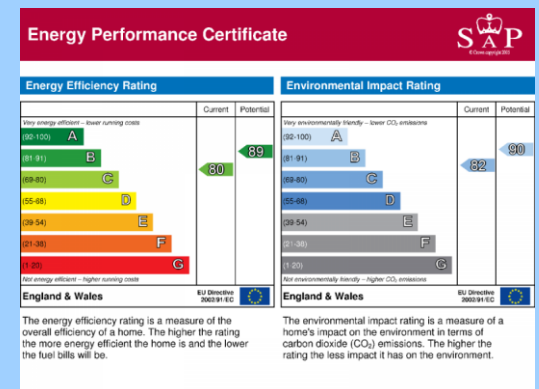
Note 2 - Mains electricity, water and drainage are all connected to the property.

Note 3 - The property benefits from an air source heat pump which heats the hot water, radiators at first floor level and underfloor ground floor heating.

**VIEWING STRICTLY BY PPOINTMENT ONLY
THROUGH THE VENDORS AGENTS
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