





WALTON HOUSE, THE STREET EFFINGHAM, KT24 5LQ

**Newly Converted First Floor Maisonette
Spacious & Beautifully Presented
Throughout**

Central Village Location

Chain Free / New 999 Year Lease

Three Bedrooms

Superb Lounge/Dining Room/ Kitchen

En Suite Shower Room

Gas Central Heating

Utility Room

Off-street parking

Sealed Unit Double Glazed Windows

The former post office has been converted and extended to provide two luxury individual maisonettes conveniently located in a small parade of shops. Flat 1 is a unique character home and occupies the entire first floor providing particularly spacious accommodation. Internally there is a welcoming entrance area with stairs leading to a spacious first floor reception hall with a wide opening into a large open plan kitchen/dining/lounge with feature ceiling lantern. There are three good sized bedrooms, luxury en suite shower room and main bathroom together with a useful cloakroom and utility room. In addition the property benefits from sealed unit double glazed windows and a modern kitchen design with integrated appliances, peninsula unit and Exilis work surfaces. The property has been designed for modern day living and enjoys a delightful westerly facing rear aspect.



GROUND FLOOR

ENTRANCE HALL

double glazed front door, courtesy light, video entry system, radiator, recessed ceiling lights, smoke detector, built-in coat cupboard, two obscure sealed unit double glazed windows, stairs rising to first floor:

FIRST FLOOR

RECEPTION HALL 13'3" × 9'3" (4.04m × 2.82m)

three radiators, recessed ceiling lights, obscure sealed unit double glazed window, heating thermostat control, built-in double coat cupboard, access to insulated loft with light via timber folding ladder, smoke detector, opening to inner hall, large built in storage cupboard with automatic light, door to:

CLOAKROOM

white suite comprising low level w.c., vanity unit, inset wash hand basin, mixer tap, part tiled walls, recessed ceiling lights, extractor fan, vinyl tiled floor, built-in storage cupboard housing Ideal gas fired combination boiler for central heating and domestic hot water.

KITCHEN/LOUNGE/DINING ROOM 23'5" × 18'4" (7.14m × 5.59m)

fitted with an excellent range of gloss white fronted wall & floor units, contrasting Exilis grey work surfaces, inset 1 1/2 bowl Cooke & Lewis single drainer sink unit with mixer tap, built-in Beko eye level double oven & grill, inset 5 ring gas fired hob, stainless steel/glass chimney extractor above, peninsula unit incorporating breakfast bar with feature ceiling light above, part tiled walls, deep pan drawers, integrated dishwasher, integrated fridge, integrated freezer, sealed unit double glazed window, vinyl tiled floor, radiator, obscure sealed unit double glazed window, smoke detector, space for dining table, cdvi video entry system, two further radiators, feature ceiling lantern, recessed ceiling lights, dimmer switches, T.V. points, sealed unit double glazed patio doors with glazed balustrade enjoying a delightful westerly facing aspect.

UTILITY ROOM 6'3" × 5'4" (1.90m × 1.63m)

fitted with a range of gloss fronted white base units, contrasting Exilis grey work surfaces, inset single drainer stainless steel sink unit, mixer tap, part tiled walls, recessed ceiling lights, appliance spaces.

BEDROOM 1 14'4" × 12'1" (4.37m × 3.68m)

radiator, sealed unit double glazed window, recessed ceiling lights, dimmer switch, T.V. point, front aspect, door to;

LUXURY EN SUITE SHOWER ROOM

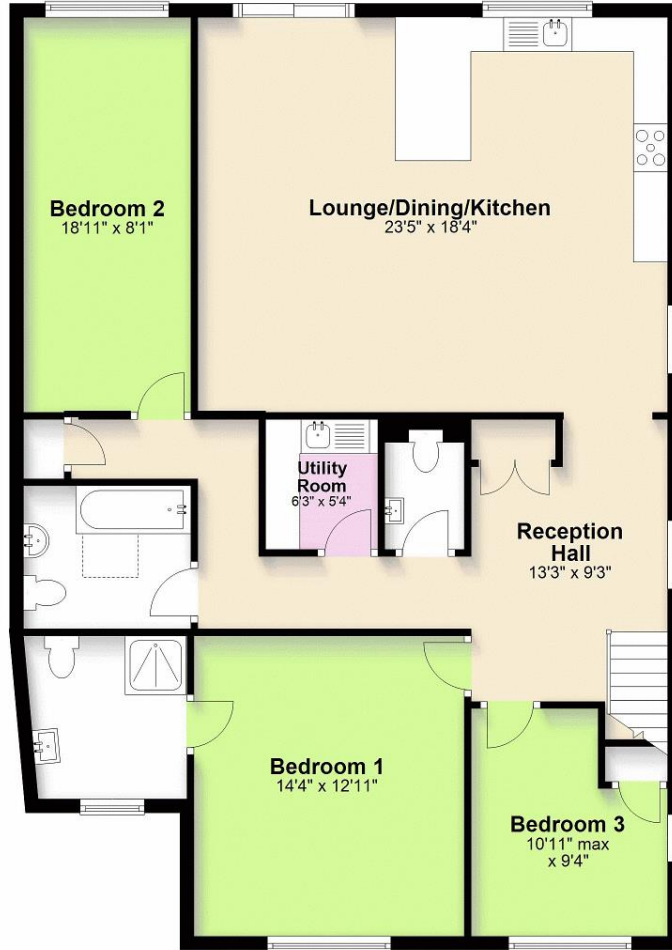
white suite comprising low profile corner shower cubicle, thermostatic shower unit with fixed rainfall shower plus hand held shower, glazed shower screen and door, extractor fan, low level W.C., free standing vanity unit with large wash hand basin, mixer tap, drawers under, chrome plated heated towel rail, recessed ceiling lights, vinyl tiled floor, Aquaboard wall panels, heated & illuminated mirror fronted medicine cabinet, recessed ceiling lights.

BEDROOM 2 18'11" × 8'1" (5.77m × 2.46m)

two radiators, recessed ceiling lights, sealed unit double glazed window, rear aspect.



First Floor Flat
Approx. 1303.1 sq. feet



Total area: approx. 1303.1 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

LUXURY BATHROOM
white suite comprising panel enclosed bath with mixer tap and thermostatic shower unit, fixed head rainfall shower plus hand held shower, glazed shower screen, extractor fan, vanity unit with double cupboard and cupboard to side, inset wash hand basin, mixer tap, low level w.c. with concealed cistern, chrome plated heated towel rail, Aquaboard panelled walls, recessed ceiling lights, illuminated mirror fronted medicine cabinet, vinyl tiled floor, feature skylight window.

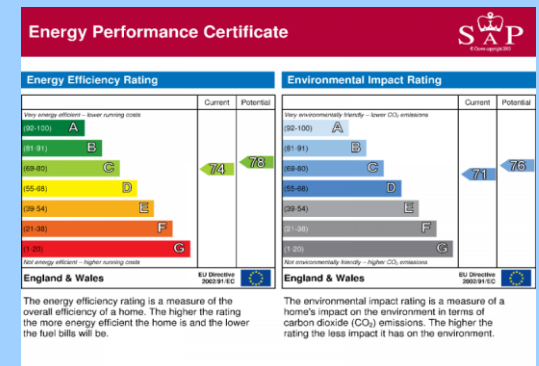
OUTSIDE

PARKING SPACE
allocated parking space, situated to the rear of the building.

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains electricity, gas, water and drainage are connected to the property.
- Note 3 - Local Authority - Guildford Borough Council.
- Note 4 - New 999 year lease unexpired. Ground rent and maintenance TBC

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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