



Bramshaw, Lower Farm Road
Effingham, Surrey KT24 5JJ



FOR SALE BY INFORMAL TENDER:
OFFERS BY 12 NOON - MONDAY 17TH FEBRUARY 2020.
PRICE GUIDE: OFFERS IN EXCESS OF £1,000,000
** VIRTUAL TOUR AVAILABLE ** A prime opportunity to purchase a substantial detached 1930's character property in 0.336 Acre South-Easterly facing grounds with enormous potential for improvement, situated in this favoured Private Road location just a 0.6 mile walk to the station (Waterloo 44 mins)





Bramshaw, Lower Farm Road

Effingham, Surrey

We are delighted to offer for sale this substantial 1930's detached family home situated in one of the area's most sought after locations. Affording a 'blank canvas' opportunity for the next owner to truly make their mark, the property is situated in 0.336 Acre South-Easterly facing grounds, with not only width to both sides but with the most delightful open aspect to the rear boundary overlooking the adjoining paddock.

Reception Hall - 2 Reception Rooms - Kitchen/Breakfast Room - Guest WC - 5 Bedrooms - Bathroom - Separate WC - Integral Garage - Oil Fired Radiator Central Heating (Gas available at the property) - 0.336 Acre South-Easterly Facing Grounds Backing onto Open Paddock - Premier Private Road Location - Enormous Scope for Enlargement, subject to usual consents - In Need of Modernisation - No Onward Chain

VIEWING INFORMATION

1. Driveway parking is limited & viewers may need to park on street and are requested to be respectful of neighbouring property drives & accesses which are required to be uninhibited at all times.

2. For individual viewings, please contact the sole agents, Wills & Smerdon, and we will arrange a viewing for you at a suitable time.

3. All viewings must be accompanied by a representative of the vendor's selling agent, Wills & Smerdon.

Closing date for Informal Tenders – 12 Noon on Monday 17th February 2020

USEFUL INFORMATION FOR WHEN PRESENTING YOUR TENDER

1. All offers will be assumed to be subject to contract. Any offers made, which are subject to any other conditions such as survey or are dependent upon the sale of another property, must be stated in detail.

2. Offers should state whether or not funds are readily available or if a mortgage/loan will be raised against the property. Evidence of full details concerning the amount, source, time frame to mortgage offers and any other relevant details should be supplied.

3. The full name, address and telephone numbers of both the purchaser(s) and their appointed solicitor should be included.

4. Offers must be for a specific amount and neither escalating bids nor bids that are calculable by reference to any other bid will be considered. It is suggested that offers of an uneven amount be made to avoid identical bids.

5. The successful bidder will be expected to exchange contracts, unconditionally, within 28 days of receipt of Draft Contract, which will be dispatched immediately. However, if it is anticipated that this time frame may not be achievable, then full details of proposed timescale should be included. Contracts may not be Exchanged until the receipt of the Grant of Probate by the Executors.

6. A 10% deposit is to be paid to the seller's solicitor on Exchange of Contracts.

7. Completion is anticipated to be on or before 28 days from Exchange of Contracts. A degree of flexibility for Legal Completion may be considered.

8. The sellers do not bind themselves to accept the highest or indeed any offer, although it is their intention to sell the property at this time.

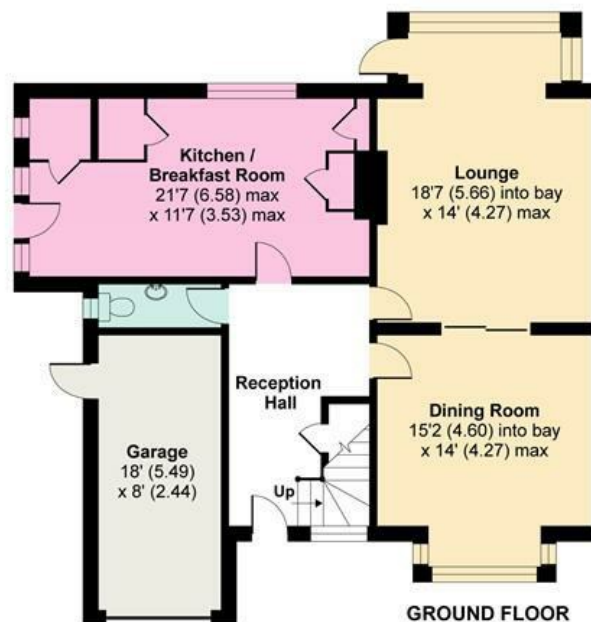
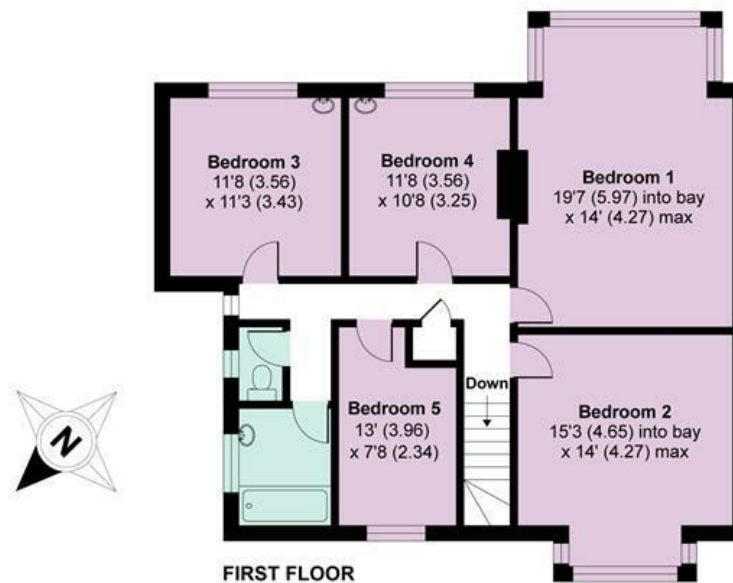
9. All offers to be submitted, in writing, in a sealed envelope marked 'BRAMSHAW, LOWER FARM ROAD, EFFINGHAM'.

10. Offers should be submitted to: Wills & Smerdon, 6 Station Parade, East Horsley, Surrey, KT24 6QN.

11. All offers will be presented to and opened by the seller and/or their appointed representative, as soon as practical after the closing time.

12. A decision will be made as quickly as possible and all parties notified of the outcome by telephone/email, where possible, or in writing if we are unable to make contact by telephone/email.



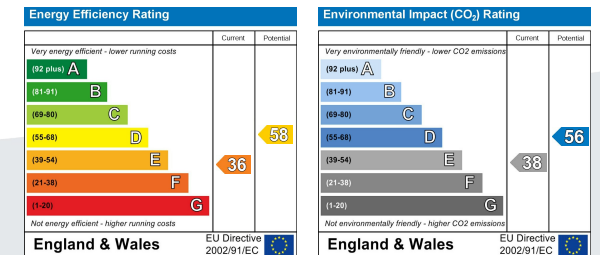


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



DIRECTIONS

From our Offices in East Horsley proceed along the Ockham Road South turning left into Forest Road towards Cobham. At the crossroads at Effingham Junction, turn right into Howard Road, passing Effingham Junction Station on the right and continue into Effingham Common Road. After approx 1/3 mile, turn left into Lower Farm Road whereupon Bramshaw will be found 10th on the right (opposite: White House) just before the passing point.



6 Station Parade, East Horsley, Surrey, KT24 6QN

T| 01483 284 141 E| enquiries@willsandsmerdon.co.uk W| willsandsmerdon.co.uk