



## 2 BEDROOM BUNGALOW IN DESIRABLE LOCATION

14 BRAMBLE RISE, COBHAM, SURREY KT11 2HP

Freehold

savills

Kitchen/breakfast room • 1 reception room • 2 bedrooms • 2 shower rooms • Garage • Garden

#### Local information

Cobham High Street (approx. 0.8 mile) offers a Waitrose and a good selection of shops and restaurants.

Cobham and Stoke d'Abernon mainline station (approx. 1.3 miles) provides a direct service to London Waterloo in around 35 minutes.

Painshill, an 18th-century landscaped garden with follies, grottoes, waterwheel and vineyard, plus tearoom, is also close by.

#### About this property

Set in a desirable road, 14 Bramble Rise has an appealing layout and enjoys plenty of natural light.

The drawing room is nicely proportioned and is double aspect with a feature fireplace. The kitchen/breakfast room has a sleek modern finish and includes silestone work surfaces, breakfast bar and a range of appliances including Bosch double oven, AEG induction hob and dishwasher, and Bosch washing machine. There is also space for a table and chairs.

The master bedroom is double aspect with fitted wardrobes and modern en suite shower room. A further bedroom and shower room complete the accommodation.

The garden is very private and mainly laid to lawn with mature shrubs and trees. To the front, the driveway provides parking and access to the garage.

#### Tenure

Freehold

EPC rating = D

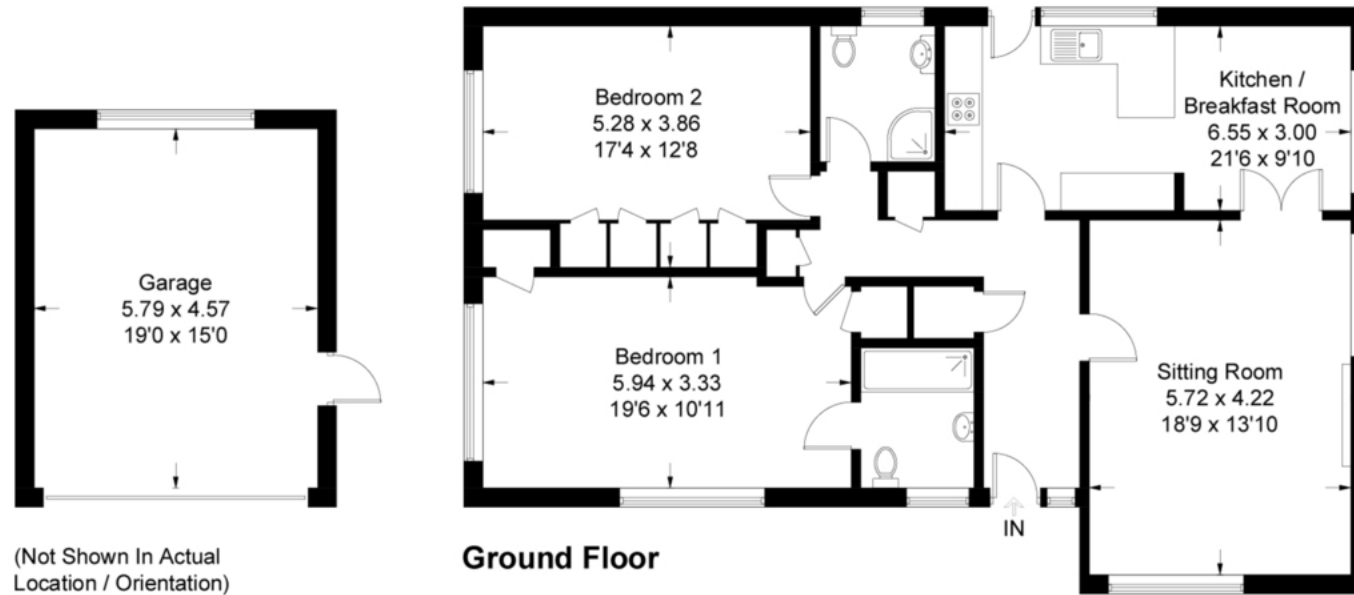
#### Viewing

Strictly by appointment with Savills





Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft  
 Garage = 26.6 sq m / 286 sq ft  
 Total = 136.9 sq m / 1473 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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