



4 bedroom home close to Cobham High Street

101B Hogshill Lane, Cobham, Surrey, KT11 2AH

Freehold



4 bedrooms • Kitchen/dining/family room • Reception room • 3 bathrooms (2 en suite) • Guest WC • Westerly facing garden • Off-street parking

Local information

This is an ideal location for a young family or a couple seeking the convenience of being able to walk to the High Street. Cobham has an extensive array of shops, boutique cafes and restaurants.

Transportation links are well catered for, with Cobham Station approximately one mile away serving London Waterloo. The A3 which is also just over one mile away connects with junction 10 of the M25.

Cobham has an unrivalled selection of renowned private and state schools.

About this property

Situated only a short distance from the bustling High Street of Cobham, this bright four bedroom family home, built in 2011, is set over three floors. The property has been refurbished to a high standard and offers a fantastic combination of living and bedroom accommodation with a pretty westerly facing garden.

The ground floor provides a good size living room to the front. The fabulous kitchen/dining/family room is complete with a range of units and fitted appliances including Bosch induction hob, oven and dishwasher. There is also a fridge/freezer and washing machine. Stunning bi-fold doors span the width of the room and lead on to the garden. A guest WC and useful coats cupboard complete the downstairs accommodation.

The first floor features the generous size master bedroom with fitted wardrobe and en-suite shower room. There are two further bedrooms and a family bathroom.

The top floor provides a guest bedroom with an en-suite shower room and additional storage.

Externally, to the rear there is a private garden mainly laid to lawn with a paved terrace area, perfect for outdoor entertaining. There is also side access to the front of the property and parking.

Tenure

Freehold

EPC rating = C

Viewing

Strictly by appointment with Savills

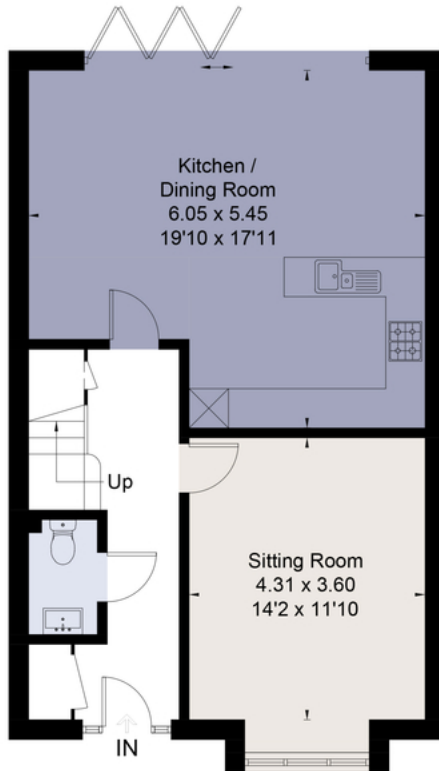




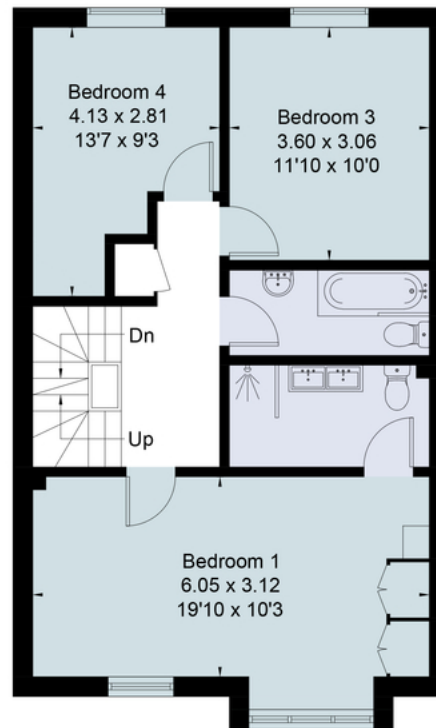
Approximate Area = 156.8 sq m / 1688 sq ft
 Including Limited Use Area (10.1 sq m / 109 sq ft)
 For identification only. Not to scale.
 © Fourwalls



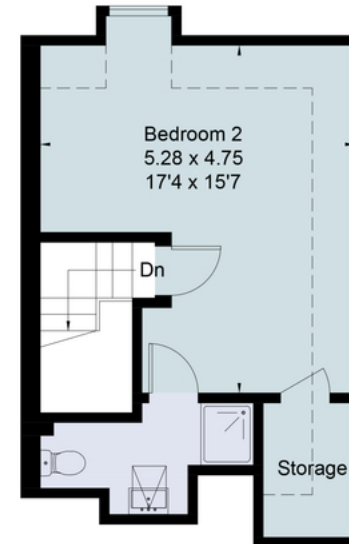
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 269775

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		79	86
EU Directive 2002/91/EC			

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