



LEIGH ROAD, COBHAM, SURREY KT11

FAIRMILE
REAL ESTATE

LEIGH ROAD

COBHAM, SURREY KT11

A charming three bedroom home in an exceptionally popular location

This attractive three double bedroom semi detached family home has been extended to the rear on the ground floor and into the loft, whilst offering further scope to extend, should the need be there (subject to the necessary consents).

The ground floor comprises an open-plan kitchen/dining room with side entrance to the property as well as very well-proportioned and bright reception room to the rear, accompanied by a feature fireplace.

The first floor offers two double bedrooms, each of which span the width of the house, along with a very generous family bathroom, whilst the loft has been converted to provide an additional double bedroom and modern en-suite bathroom.

Excellent and very accessible eaves storage is also provided.

Externally, the property opens out onto a mature, 120' west-facing garden with established tree and shrub borders. A side passage provides convenient access back to the front of the property, which in turn provides off-street parking.

Features

- Three double bedroom semi-detached house
- 120' west-facing garden
- Off street parking
- Two bathrooms
- Catchment for very well-regarded schools
- Located moments from Cobham Village





Leigh Road is an extremely popular and quiet residential street located within close proximity of Cobham village. The house itself is located just 0.3 miles (6 minute walk) away.

It falls within the catchment for very well regarded junior, primary and secondary schools whilst situated within moments of the green open space of Cobham Recreation Ground.

Cobham's High Street offers a comprehensive choice of shops and restaurants whilst perfectly blending independent, boutique brands and wider-known names to create an inviting hub to accommodate all.

Its mainline railway station also provides a convenient and direct connection to London Waterloo in as little as 42 minutes. Alternative routes into, out and around London are easily accessed via the A3 and M25.

For larger open spaces, Cobham boasts Painshill Park - an award-winning 18th century landscape garden spanning 158 acres and includes beautiful vistas, dramatically placed garden building and the Serpentine Lake.

Tenure | Freehold
EPC Rating | D
Council Tax Band | F

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Approximate Gross Internal Area | 1366 sq ft / 127 sq m

Eaves Storage | 40 sq m / 3.7 sq m

Total | 1406 sq ft | 130.7 sq m



Fairmile Real Estate Limited

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale



Important Information

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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