



PENDENZA, COBHAM, SURREY KT11

# PENDENZA

COBHAM, SURREY KT11

## An immaculate three bedroom family home within a gated development

An immaculately presented three bedroom semi-detached family house within a gated development and within just 0.4 miles (8 min walk) from the railway station.

Recently updated by the current owners, this wonderful family home comprises a large kitchen/breakfast room, complete with a range of integrated appliances whilst semi-open plan to a large reception/dining room, with bi-fold doors opening out onto the garden. A downstairs W.C. is also provided.

The first floor offers three generous bedrooms, including two doubles, along with two bathrooms, one of which is en-suite to the primary bedroom.

The property offers ample scope to extend both on the ground floor to the rear and into the loft, subject to the necessary permissions.

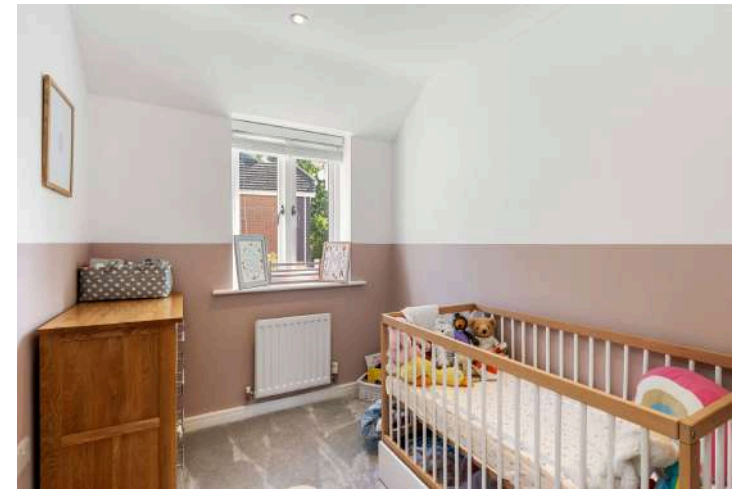
Externally, the property opens out onto a beautifully landscaped rear garden, ideal for entertaining all year round, and requiring low maintenance, whilst a side passage provides access back to the front. Furthermore, the property boasts an incredibly flexible, garage-converted studio, ideal for an extra family room, home office or annex.

The property is provided with off street parking for at least two cars, whilst additional visitor parking is also available.

### Features

- Three bedroom semi-detached house
- Immaculately presented throughout
- Home Office/Studio
- Off street parking
- Gated Development
- 0.4 miles (8 min walk) from the station





Pendenza is a very popular residential street set within a gated development and conveniently located for both Cobham railway station and village. To the rear, secure gated access provides residents with exclusive pedestrian access and a 0.4 mile (8 min walk) to Cobham's mainline railway station, which offers a frequent service to London Waterloo. Alternative routes into, out and around London, including Heathrow and Gatwick airports, are easily accessible via the A3 and M25.

The property is well supplied for schooling options and include Reeds, Danes Hill, Parkside, Notre Dame, ACS Cobham International School as well as Royal Kent Primary School.

Oxshott Village Sports Club offers members a choice of Cricket, tennis, squash and padel.

For outdoor space, there is no shortage in the vicinity including its award-winning pubs. Tilt Road's historic and characterful lane offers a picturesque walk into Cobham passing The Running Mare, the River Mole, Cobham Mill and The Bear whilst those interested in open walks can stroll around Cobham Park towards Downside Common before settling for lunch, dinner or just a thirst quencher at The Cricketers.

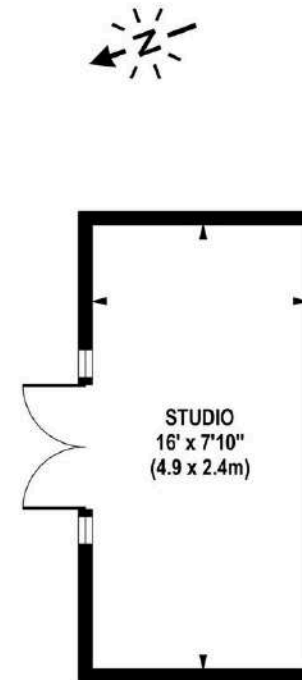
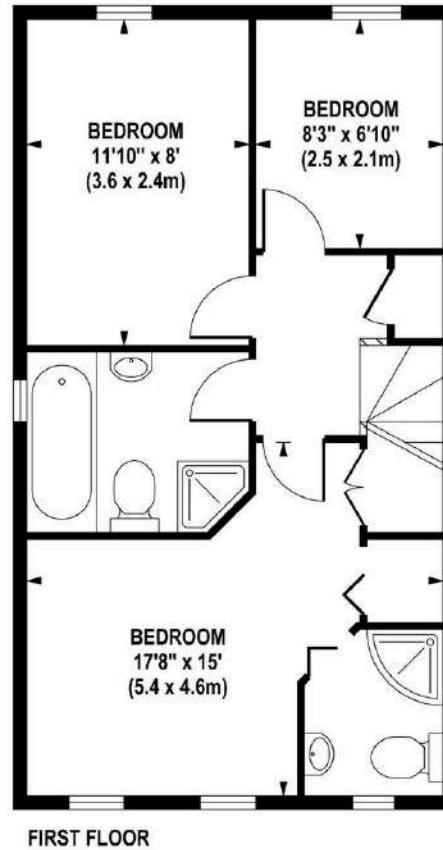
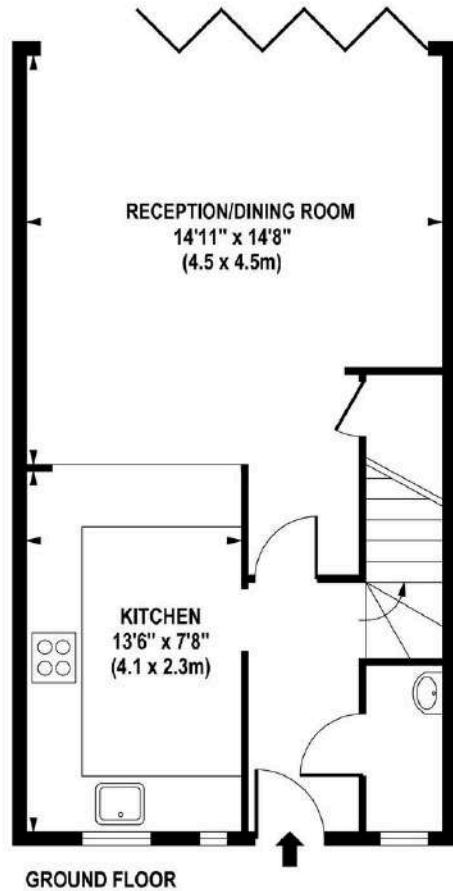
For larger open spaces, Cobham boasts Painshill Park - an award-winning 18th century landscape garden spanning 158 acres and includes beautiful vistas, dramatically placed garden building and the Serpentine Lake.

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.

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

# PENDENZA, COBHAM, SURREY KT11

Approximate Gross Internal Area | 90 sq m / 964 sq ft (including Home Studio)



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.



Fairmile Real Estate, Cobham and surrounding areas

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