



ST ANDREWS GARDENS, COBHAM, SURREY KT11

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A bright, extended, two bedroom home in a popular residential close

A very well presented and extended, two bedroom house, nestled amongst a small collection of properties within a wider, modern development of popular homes.

This wonderfully bright property comprises a generous reception room, configured with study area, conservatory extension to the rear and functional separate kitchen.

The first floor comprises two bedrooms, each with excellent built in storage, and family bathroom. Furthermore, the property offers scope to convert the loft, which in turn would provide space for at least another bedroom and bathroom (subject to the necessary consents).

Externally, the property opens out onto a well-maintained rear garden, whilst garden office and store are provided and supplied with power and light. To the front, parking for two cars is also allocated.

Features

- Two bedroom house
- Extended on the ground floor
- Garden Office & Store
- Well-presented throughout
- Allocated off-street parking x 2
- Potential to convert loft (STPP)





St Andrews Gardens is an incredibly popular, modern development of family homes

Located just over 0.5 mile (18 minute walk) of the High Street, it also falls within the catchment for very well regarded junior, primary and secondary schools, including Cobham Free School and St Andrews CofE.

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 | C
Council Tax Band | D

ST ANDREWS GARDENS, COBHAM, SURREY KT11

Approximate Gross Internal Area | 700 sq ft / 65 sq m
 Garden Office | 52 sq ft / 4.8 sq m
 Garden Store | 38 sq ft / 3.5 sq m
 Loft | 216 sq ft / 20.3 sq m
 Total | 1006 sq ft / 93.6 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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