



CANADA ROAD, COBHAM, SURREY KT11

FAIRMILE
REAL ESTATE

CANADA ROAD

COBHAM, SURREY KT11

Detached family home with
south-west facing garden

A very well-presented and extended, detached family home with south-west facing garden, off street parking and substantial scope to extend, whilst sat within the catchment for well-regarded schools.

Retaining much of its characterful charm externally, the property has been beautifully modernised throughout on the inside, whilst flooded with light throughout. The ground floor comprises a wonderful open-plan reception/dining room, whilst benefitting from a very generous kitchen/breakfast room on top, courtesy of a full-width ground floor extension. A downstairs W.C. is also provided.

The first floor offers two double bedrooms and a further generous single, family bathroom along with ample opportunity to extend into the loft, exemplified by several others on the road. (subject to the necessary permissions).

Features

- Three bedroom detached family home
- South-West facing garden
- Off-street parking
- Significant scope to extend (STPP)
- Catchment for very well regarded schools
- Immaculately presented throughout





Canada Road is a wonderful residential street located within just a 0.3 miles (8 minute walk) of the High Street.

It 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.

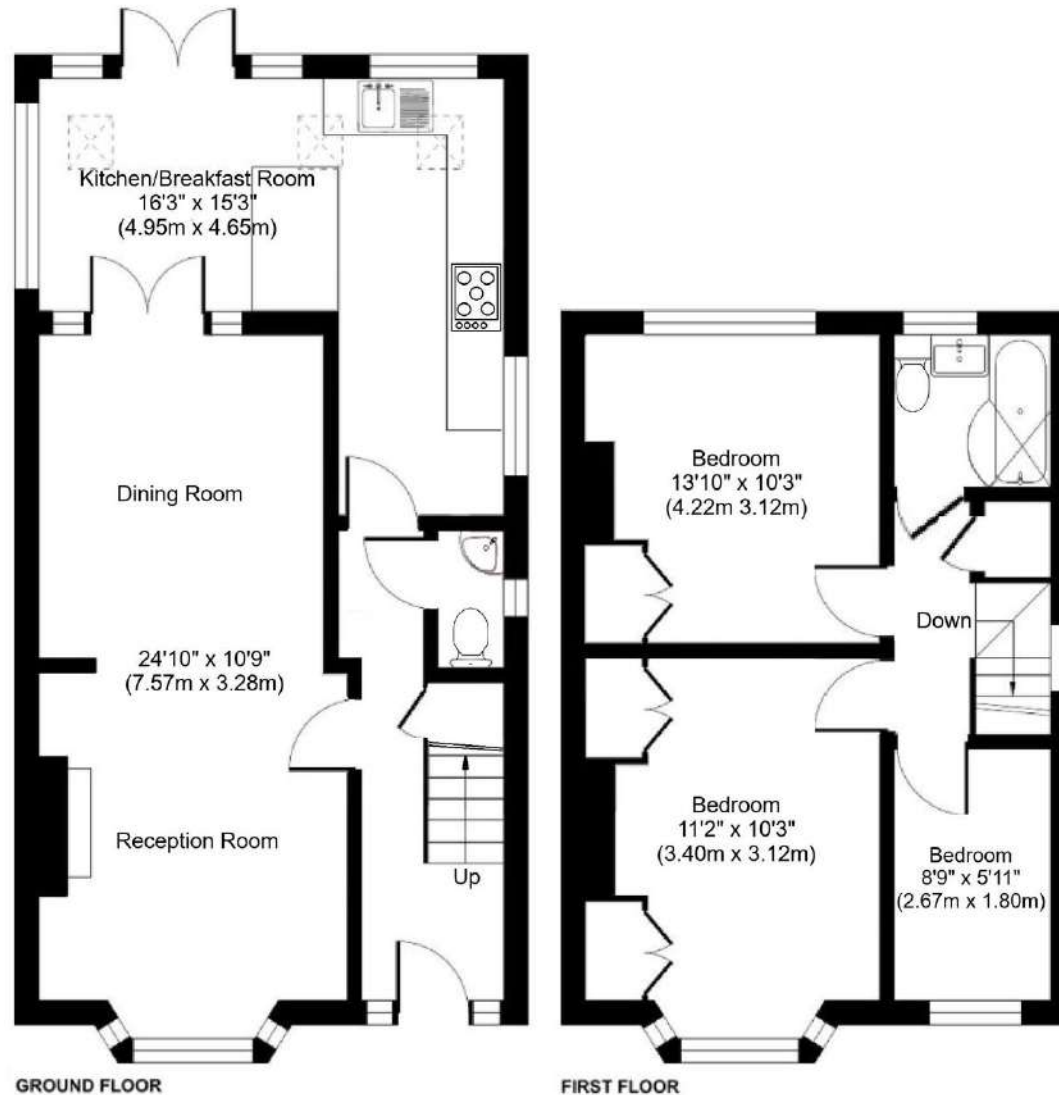
Its mainline railway station also provides a convenient and direct connection to London Waterloo in as little as 42 minutes. Alternative routes into, out and around London are easily accessed via the A3 and M25.

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 | F

CANADA ROAD, COBHAM, SURREY KT11

Approximate Gross Internal Area | 923 sq ft / 85.7 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.



Fairmile Real Estate, Cobham, KT11

01932 505 616

sales@fairmilerealestate.com | [fairmilerealestate.com](https://www.fairmilerealestate.com)



FAIRMILE
REAL ESTATE