



LOCKHART ROAD, COBHAM, SURREY KT11

FAIRMILE
REAL ESTATE

LOCKHART ROAD

COBHAM, SURREY KT11

Three bedroom semi-detached home with significant scope to extend

A three bedroom semi-detached family house with off-street parking and garage as well as significant scope to extend to the side, rear and into the loft.

A generous entry porch leads through to a fully open-plan living space on the ground floor incorporating a living area, dining area and very generous kitchen with a range of integrated appliances. A downstairs W.C. is also provided.

The first floor offers two double bedrooms as well as generous single bedroom, which is currently configured as a home office, and family bathroom.

Previous consent has been granted (and since lapsed) to extend to the side on ground and first floor. The property offers ample potential to extend to the side, rear and into the loft (subject to the necessary permissions).

Externally, the property opens out onto a well-maintained rear garden with raised pond, garden studio/home office. A separate garage is provided to the side with additional passageway back from the rear back to the front of the house, whilst a very generous driveway provides ample off-street parking.

Features

- Three bedroom semi-detached house
- Scope to extend to side, rear and into loft
- Off-street parking for several cars
- Garage
- Catchment for well-regarded schools
- Private garden with garden office/studio





Lockhart Road is a residential street located within just a 0.5 miles (12 minute walk) of the High Street, which 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.

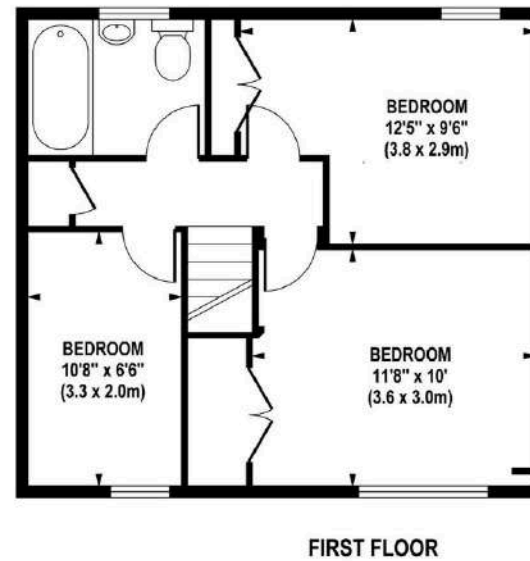
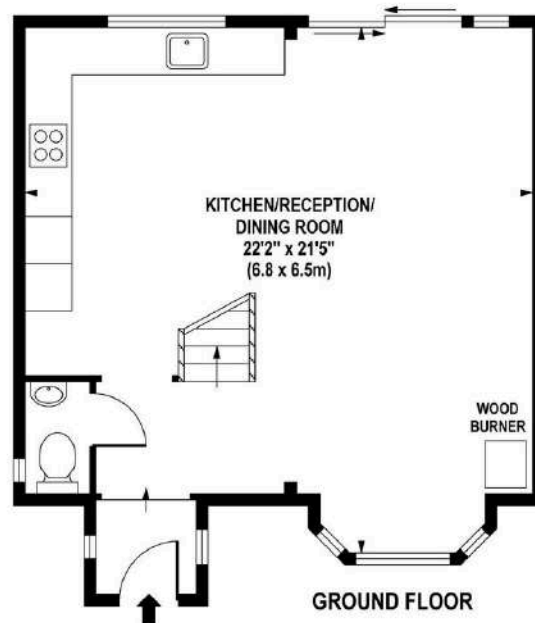
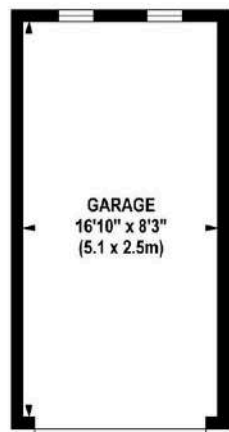
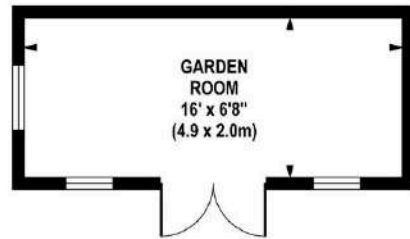
It falls within the catchment for very well regarded junior, primary and secondary schools whilst Cobham & Stoke D'Abernon mainline railway station also provides a convenient and direct connection to London Waterloo in as little as 42 minutes. Alternative routes into, out and around London are easily accessed via the A3 and M25.

For larger open spaces, Cobham boasts the vast 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

Lockhart Road, Cobham, Surrey KT11

Approximate Gross Internal Area | 1130 sq ft (including Garage and Garden 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, 54 Tartar Road, Cobham, Surrey KT11 2AR

01932 505 616

sales@fairmilerealestate.com | fairmilerealestate.com



FAIRMILE
REAL ESTATE