



Birch Grove, Cobham, KT11 2HR

£875,000

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This desirable bungalow is ideally located for the amenities of Cobham and benefits from a wide plot with plenty of parking and spacious gardens. The property is a superb size extending to almost 1800 sq ft.

The main living room offers great entertaining space and leads directly into the dining room and the kitchen/diner with a very useful utility room off. There are three bedrooms serviced by two bathrooms as well as a sun room and garage.

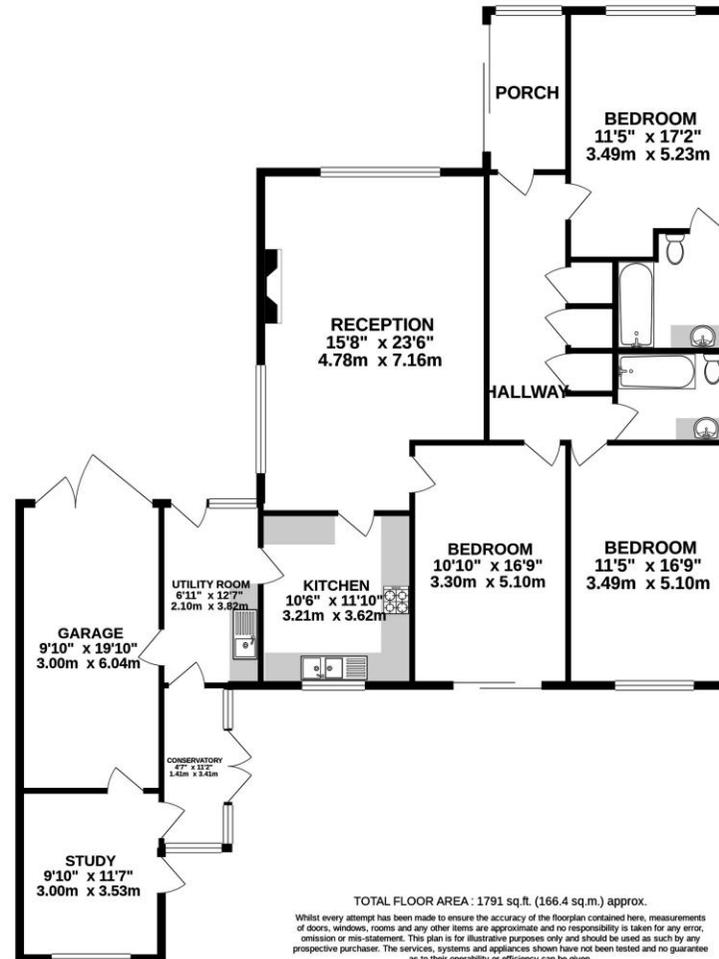
Birch Grove is a highly desirable close offering peaceful living as near to the highstreet as possible.

- Large Bungalow
- Close to High Street
- Three Bedrooms
- Reception and Study
- Good Sized Garden
- Well Regarded Location
- Some Modernisation Required
- Utility Room
- Plenty of Parking
- Garage



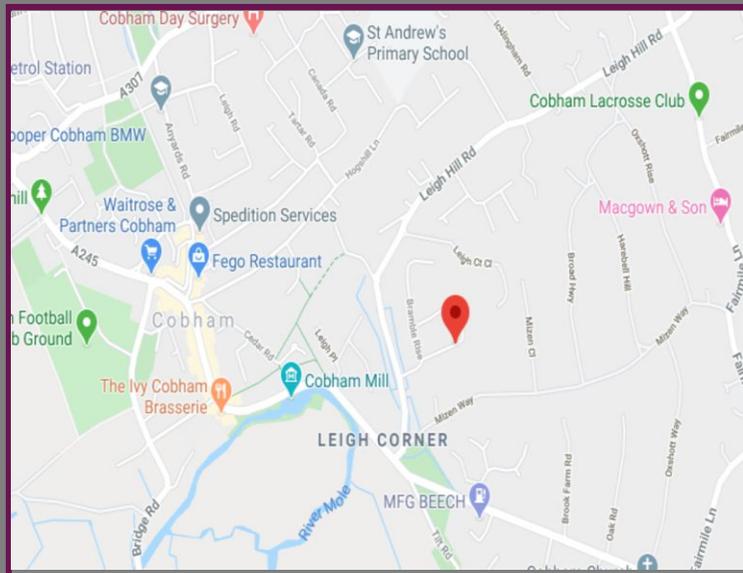
Floor Plan

GROUND FLOOR
1791 sq.ft. (166.4 sq.m.) approx.



Location

Birch Grove is a quiet close located within walking distance of the high street and it's excellent mix of shops and amenities. Cobham village is located in north Surrey approx. 17 miles to the south-west of London and 10 miles from Guildford. Cobham's commercial centre is based around the High Street with both the mainline station, situated in Stoke d'Abernon, and the A3 located nearby providing excellent transport links. The area is well known for its many walks and the Trust owned Painshill Park is within a mile, also nearby is the National Trust owned Claremont Gardens.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
		73	66
	43		73

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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