



ESTATE AGENTS



36 Copse Road, Cobham, Surrey, KT11 2TW

£1,900 per month

This delightful property boasts two spacious bedrooms and comes unfurnished, providing a blank canvas for you to make it your own.

Furthermore, the property offers cosy living room, separate dining area and a fully equipped kitchen, this property offers comfortable and practical living spaces. Situated in a sought-after village location with an easy reach of local amenities and transport links.

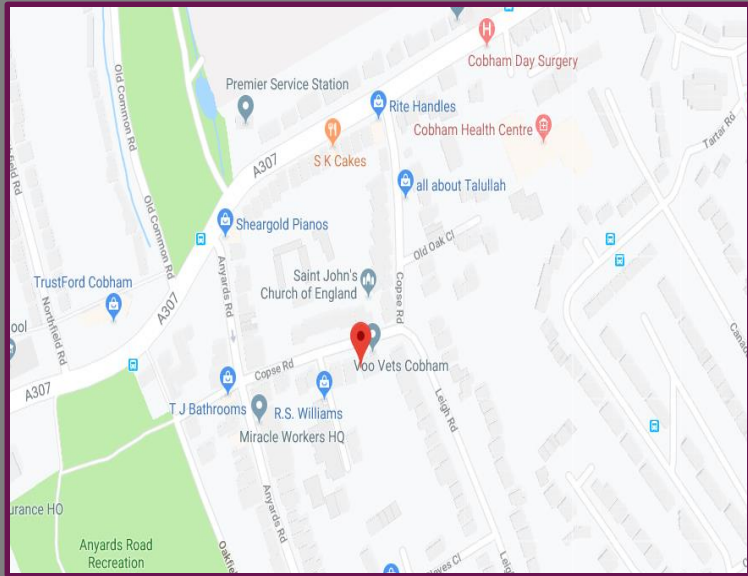
The house features a well-maintained garden and off-road parking.

- Two Double Bedrooms
- Semi-Detached Cottage
- Walking Distance to Cobham Centre
- Two Bedrooms
- Large Living Space
- Unfurnished
- Off Road Parking
- Minimum 12 Month Tenancy
- Council Tax Band E



Location

Cobham village is located in north Surrey approx. 17 miles to the south-west of London and 10 miles from Guildford. Cobham's High Street has a wonderful mix of shops and eateries and both the mainline station, situated in Stoke d'Abernon, and the A3 located nearby provide excellent transport links. The area is well known for its many walks and the Trust owned Painshill Park is within approximately 1.1 miles, also nearby is the National Trust owned Claremont Gardens



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	
44	46	39	39
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Scotland & Wales		England, Scotland & Wales	

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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