



ESTATE AGENTS



Birch Grove, Cobham, Surrey, KT11 2HR

Asking Price £1,100,000

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Introducing a charming and spacious detached bungalow, boasting three bedrooms. This delightful property is a haven of tranquillity, offering a peaceful and secluded retreat. From the moment you step inside, you will be greeted by a bright and inviting atmosphere, creating an immediate sense of warmth and homeliness.

The well-maintained interior offers a generous amount of living space, perfect for entertaining family and friends. The kitchen is practical and functional, with ample storage and workspace, making it a joy to prepare meals. The bedrooms are generously sized, providing a comfortable accommodation.

Externally, the property benefits from a private and very well-maintained garden. Additionally, there is a garage and ample off-road parking, ensuring convenience and security for your vehicles.

Conveniently located, this property offers easy access to local amenities, schools, and transport links. This is a fantastic opportunity to own a beautiful and well-maintained bungalow in a very desirable location.

Don't miss out on this wonderful home. Contact us today to arrange a viewing. Strictly by appointment only.

Council Tax Band F

- Detached bungalow with a large driveway
- Three double bedrooms
- Two contemporary bathroom suites
- Enclosed private rear garden
- 1700 sq. ft. of accommodation
- Garage
- 0.7 mile from Cobham High Street
- 1.5 miles to Cobham & Stoke D'Abernon train station
- Large loft space



Floorplan

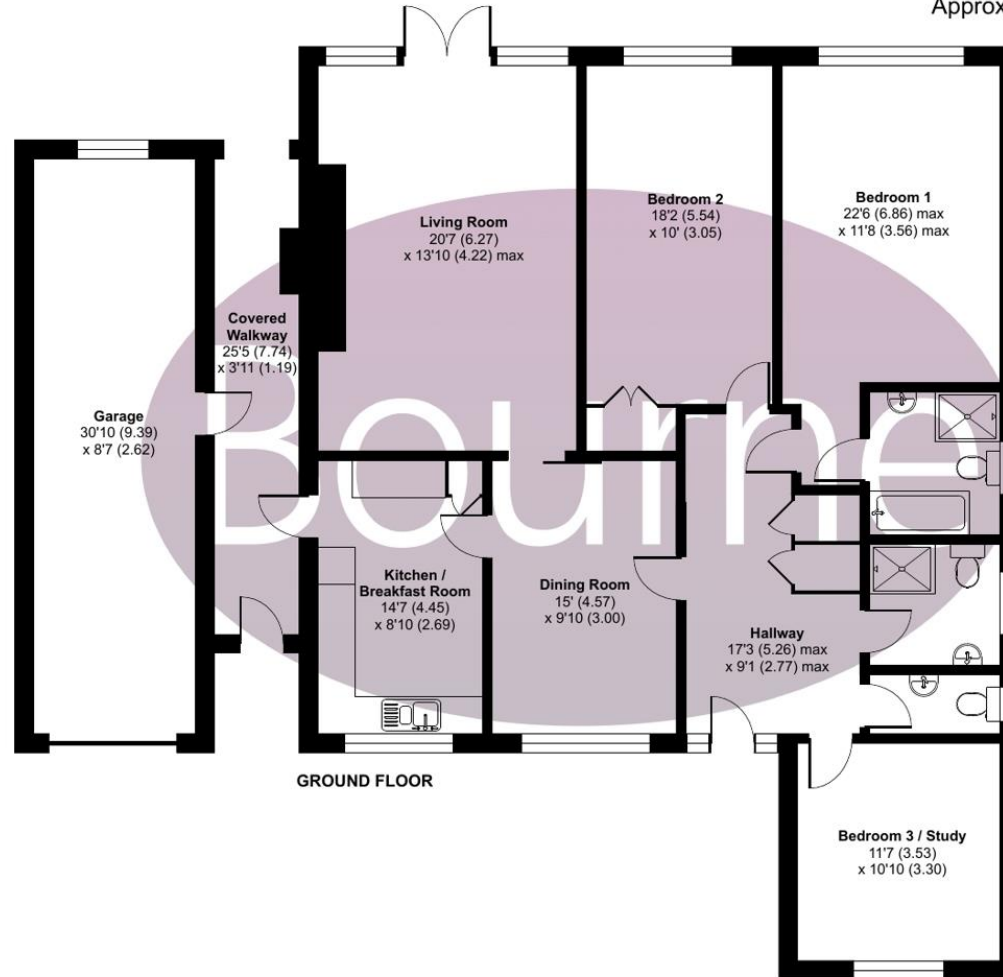
Birch Grove, KT11

Approximate Area = 1439 sq ft / 133.7 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 1706 sq ft / 158.5 sq m

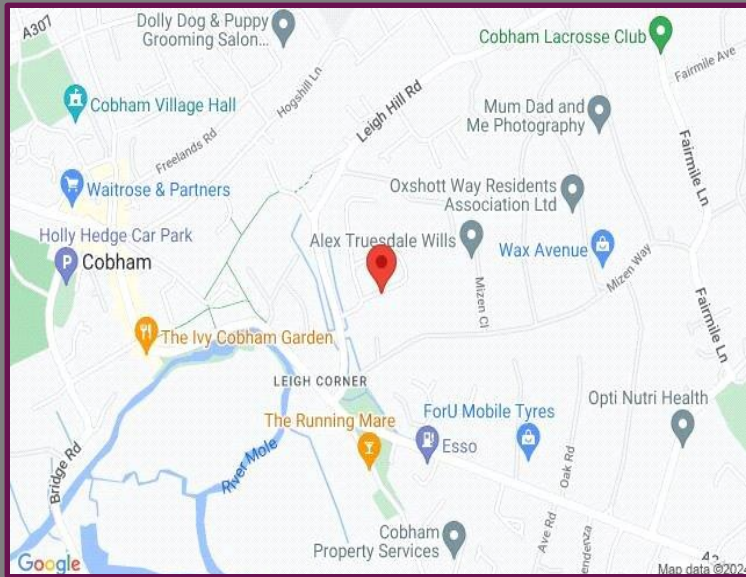
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7hocom 2024. Produced for Bourne Estate Agents. REF: 1083520

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.



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...

COBHAM: 13 Oakdene Parade, Cobham, Surrey, KT11 2LR

Tel: 01932 864242 | Email: cobham@bourneestateagents.com

Web: www.Bourneestateagents.com