



Bennett Close, Cobham, Surrey, KT11 1AH

Asking Price £500,000

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Situated on an unusually large plot, we are delighted to offer for sale this three bedroom end terrace family home offering excellent potential to extend (stpp).

Entering via an extended porch, the accommodation comprises spacious entrance hall with ground floor WC and built in storage, large dual aspect reception room offering space for sitting and dining with patio doors to the rear garden and recently fitted kitchen.

On the first floor there are three generous sized bedrooms and a modern bathroom.

There is a large south facing 'L' shaped rear garden with bold space to the side of the property offering further potential to extend or develop subject to planning permission.

Freehold
Council Tax Band D

- End Terrace Family Home
 - Three Bedrooms
 - Spacious Reception Room
 - Modern Kitchen
 - Ground Floor WC
 - Recently Fitted Bathroom
 - Close to Pains Hill Park
 - Walking Distance to Cobham Village
 - Large Corner Plot
 - Potential to Extend/Develop
- STPP



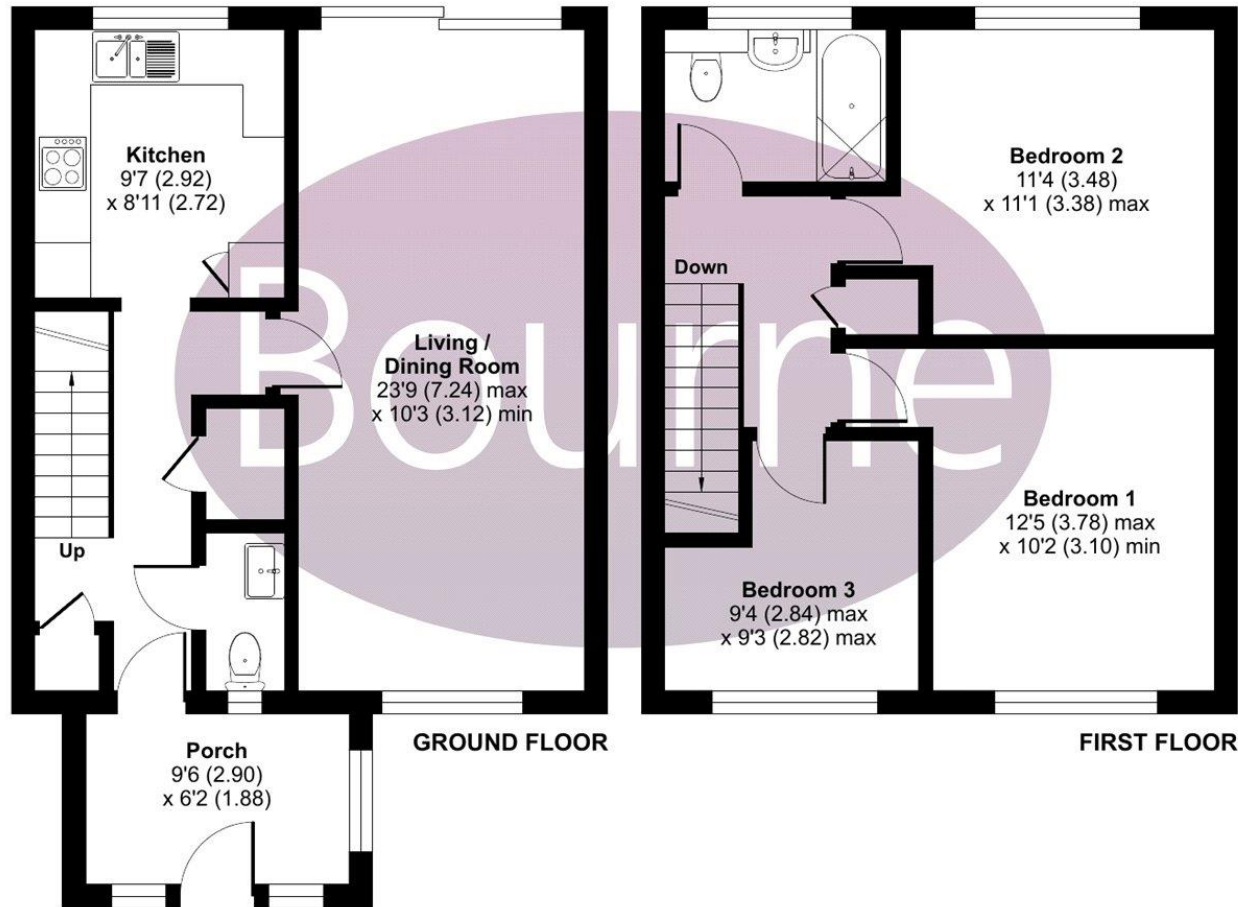
Floorplan



Bennett Close, Cobham, KT11

Approximate Area = 1016 sq ft / 94.4 sq m

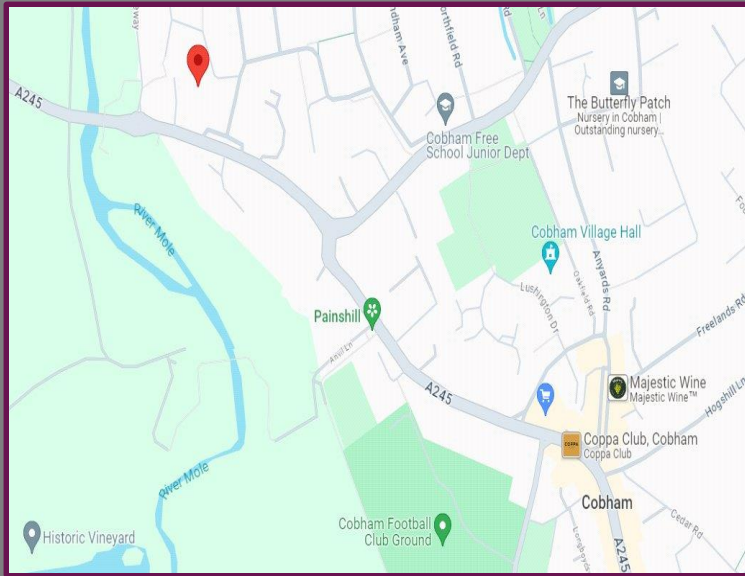
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1057688

Location

Cobham village is well known for its many walks and areas of outstanding natural beauty, the Trust owned Painshill Park is within approximately .3 of a mile, also nearby is the National Trust owned Claremont Gardens. There are many well regarded schools close by including Cobham Free School and St Andrews. Cobham's High Street has a wonderful mix of shops and eateries and is a short walk away. Both the mainline station, situated in Stoke d'Abernon, and the A3 located nearby provide excellent transport links.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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