



47 Pennyfield, Cobham, Surrey, KT11 1DD

Offers Over £600,000

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Positioned in a sought-after residential area, this attractive family home presents a wonderful opportunity for families seeking a spacious home.

Boasting four well-proportioned bedrooms, this property offers ample living space for a growing family. The ground floor features a bright and airy living room, a modern kitchen with ample storage, and a dining area perfect for entertaining guests.

Outside, the property benefits from a beautiful garden ideal for enjoying outdoor activities and a driveway providing convenient off-road parking.

With excellent transport links nearby and local amenities within easy reach, this property offers a comfortable and convenient lifestyle for its new owners.

Don't miss out on the chance to make this lovely house your new home. Contact us today to arrange a viewing.

Council Tax Band E

- Spacious open plan living area
- Lovely rear garden
- Driveway parking
- Downstairs WC
- Four bedrooms
- Family bathroom
- Close to good schools
- No onward chain

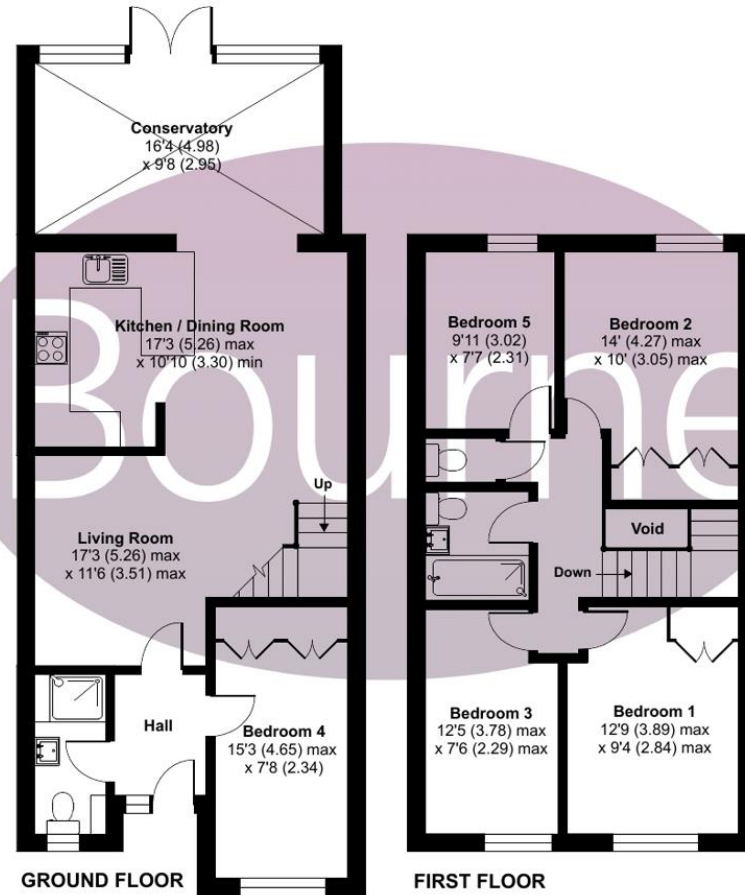


Floorplan

Pennyfield, Cobham, KT11

Approximate Area = 1329 sq ft / 124.3 sq m (excludes void)

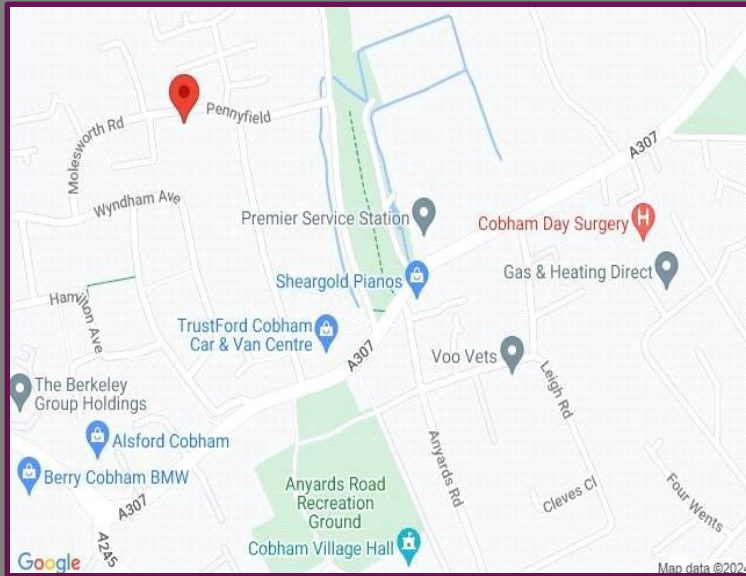
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Bourne Estate Agents. REF: 1093193

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 lovely mix of shops and restaurants including the Ivy Cafe, Coppa Club and Waitrose. 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 stunning Painshill Park is within half a mile, also nearby is the National Trust owned Claremont Gardens. There are many well regarded local schools close by including Cobham Free School for children from 4 up to 6th form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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