



Pennyfield, Cobham, Surrey

An attractive and beautifully presented three bedroom family home close to good schools and Cobham High Street, with no onward chain.

Freehold

Council tax band D

- Fantastic opportunity
- Three bedrooms
- Good location
- Spacious open plan living area
- Driveway parking with a garage in a block
- Family bathroom
- Immaculately presented
- Private rear garden
- No onward chain

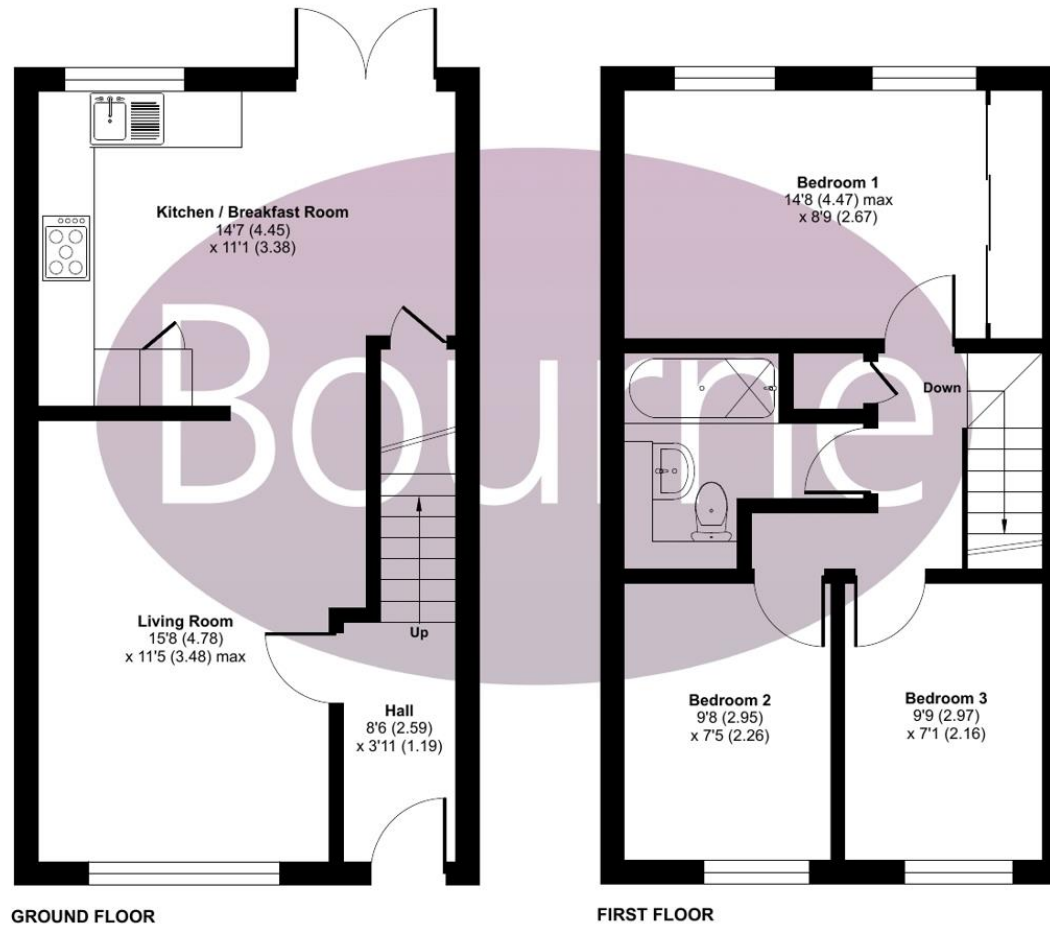


Floorplan

Pennyfield, Cobham, KT11

Approximate Area = 810 sq ft / 75.2 sq m

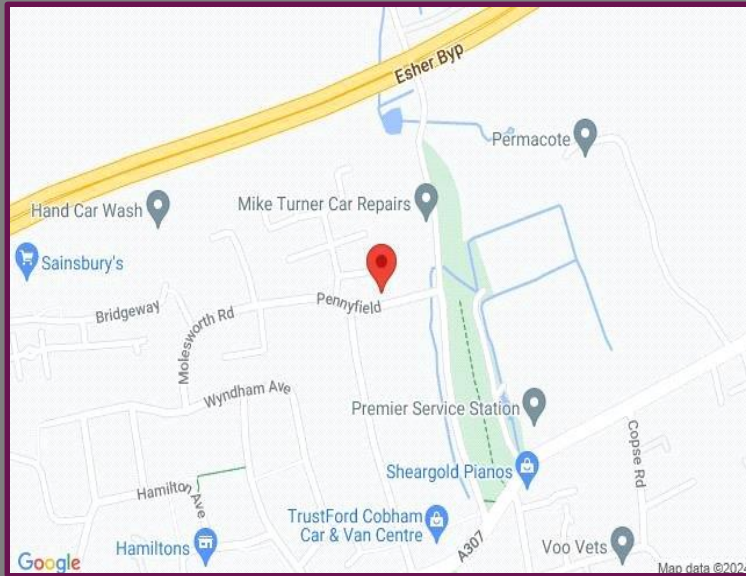
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1114825

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 being in catchment area for 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		88
(69-80) C	73	
(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...

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