



75 HOGSHILL LANE, COBHAM, KT11 2AH



**TRENCHARD ARLIDGE**

Independent Estate Agents / Established 1935

[www.trenchard-arlidge.co.uk](http://www.trenchard-arlidge.co.uk)

75 HOGSHILL LANE, COBHAM, KT11 2AH

OFFERS INVITED £450,000 FREEHOLD

A Victorian semi-detached cottage in an improving and sought after road near the shopping centre. Requiring modernisation. Gas central heating. Double glazed windows. Paviour parking to the front. Rear storage building i.e half of former garage however no vehicular Right of Way. An opportunity to modernise and customise a character property to purchasers taste and style. No onward chain.

**SITTING ROOM: 11'6" sq (3.51m sq)**

Electricity meter cupboard with circuit breakers. Radiator.

**DINING ROOM: 11'6" sq (3.51m sq)**

Fireplace with gas fire and gas back boiler, programmer. Radiator. Two wall light points. Alcove beneath stairs with cupboards to one end. High-level glazed cabinet.

**KITCHEN: 9' x 7'6" (2.74m x 2.29m)**

Range of base and wall cupboards, worktops. Stainless steel sink with twin bowl, drainer and mixer tap. Electric oven and grill.

**FULLY TILED BATHROOM:**

Panelled bath with mixer tap and shower over; pedestal wash basin. Radiator.

**SEPARATE WC:**

Fully tiled walls, radiator.

**FIRST FLOOR:**

Trap to roof space top

**BEDROOM ONE: 11'6" sq. (3.51m sq.)**

Double fitted wardrobe cupboard with box cupboards over. Cupboard over stairs. Radiator.

**BEDROOM TWO: 11'6" sq. (3.51m sq.)**

Double fitted cupboard with cupboards over, clothes rail and foam lagged hot water cylinder. Door to cupboard over stairs. Wall light point. Radiator.

**OUTSIDE**

**FRONT GARDEN**

Block paviour hard stand for parking 1-2 cars.

**REAR GARDEN 47'6" Long beyond building. (14.48m Long beyond building.)**

Lawn, herbaceous bed. Block paving leading to  
FORMER GARAGE/STORE 18'3" x 9' (5.56m x 2.74m),  
Up and over and side personal door. Electric light and power.  
Internal wall separating neighbours half of this garage - no longer with vehicular Right of Way.  
Attached brick garden store.



Please note that these particulars are for guidance. Measurements are approximate and you should not rely on them for the fitting of carpets, curtains or other embellishments. We do not test appliances, equipment or services.

VIEWING: STRICTLY BY APPOINTMENT ONLY PLEASE

Elmbridge Borough Council Tax Band D

Mortgages: Our financial adviser, Baneberry Finance, offers buyers expert impartial mortgage advice.



**Energy Performance Certificate**

75, Hogshill Lane, COBHAM, KT11 2AH

**Dwelling type:** Semi-detached house      **Reference number:** 0568-3993-7202-5553-4960  
**Date of assessment:** 06 December 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 08 December 2017      **Total floor area:** 70 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,916</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,383</b> |

**Estimated energy costs of this home**

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 261 over 3 years   | £ 147 over 3 years   |                          |
| Heating       | £ 2,109 over 3 years | £ 1,179 over 3 years |                          |
| Hot Water     | £ 546 over 3 years   | £ 207 over 3 years   |                          |
| <b>Totals</b> | <b>£ 2,916</b>       | <b>£ 1,533</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

| Very energy efficient - lower running costs | Current | Potential | Not energy efficient - higher running costs |
|---|---------|-----------|---|
| (92 plus) <b>A</b>                          |         | <b>85</b> | <b>G</b>                                    |
| (81-91) <b>B</b>                            |         |           |   |
| (69-80) <b>C</b>                            |         |           |   |
| (55-68) <b>D</b>                            |         |           |   |
| (39-54) <b>E</b>                            |         |           |   |
| (21-38) <b>F</b>                            |         |           |   |
| (1-20) <b>G</b>                             |         |           |   |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

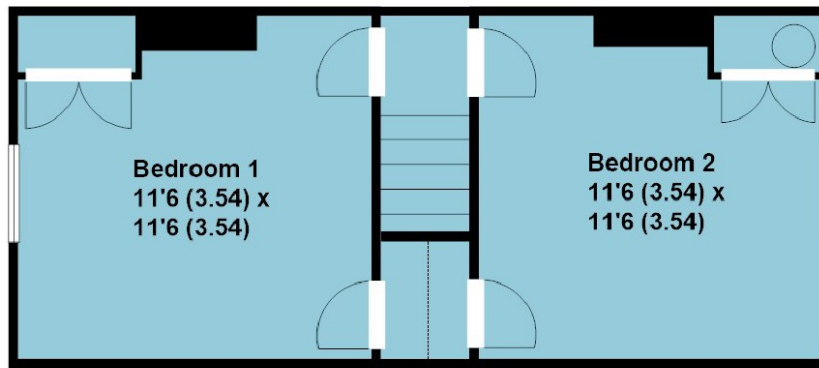
**Top actions you can take to save money and make your home more efficient**

| Recommended measures                   | Indicative cost  | Typical savings over 3 years | Available with Green Deal |
|--|------------------|------------------------------|---------------------------|
| 1 Cavity wall insulation               | £500 - £1,500    | £ 363                        |                           |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 120                        |                           |
| 3 Floor insulation (suspended floor)   | £800 - £1,200    | £ 126                        |                           |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## 75 Hogshill Lane, Cobham, KT11 2AH



First Floor



Ground Floor

**Approximate Gross Internal Floor Area - 749 sq/ft - 69.6 sq/mtr**

Trenchard Arlidge has prepared these sales particulars for general guidance purposes only. They do not form or constitute any part of an offer or contract. The services, systems and appliances listed in these details have not been tested by us, and no guarantee is given to their operational ability or efficiency. Lease details, service charges and ground rent are given as a guide and should be checked by your solicitor prior to exchange of contracts. These plans are not drawn to scale and are for representational purposes only. Copyright Vision Within :Ltd 2017

Oakdene Parade / Cobham / Surrey KT11 2LR  
T: 01932 864242 / E: [cobham@trenchard-arlidge.co.uk](mailto:cobham@trenchard-arlidge.co.uk)



Oakshade Road / Oxshott / Surrey KT22 0JU  
T: 01372 843833 / E: [oxshott@trenchard-arlidge.co.uk](mailto:oxshott@trenchard-arlidge.co.uk)

