



**45 Old Lane, Cobham,
Surrey, KT11 1NW**

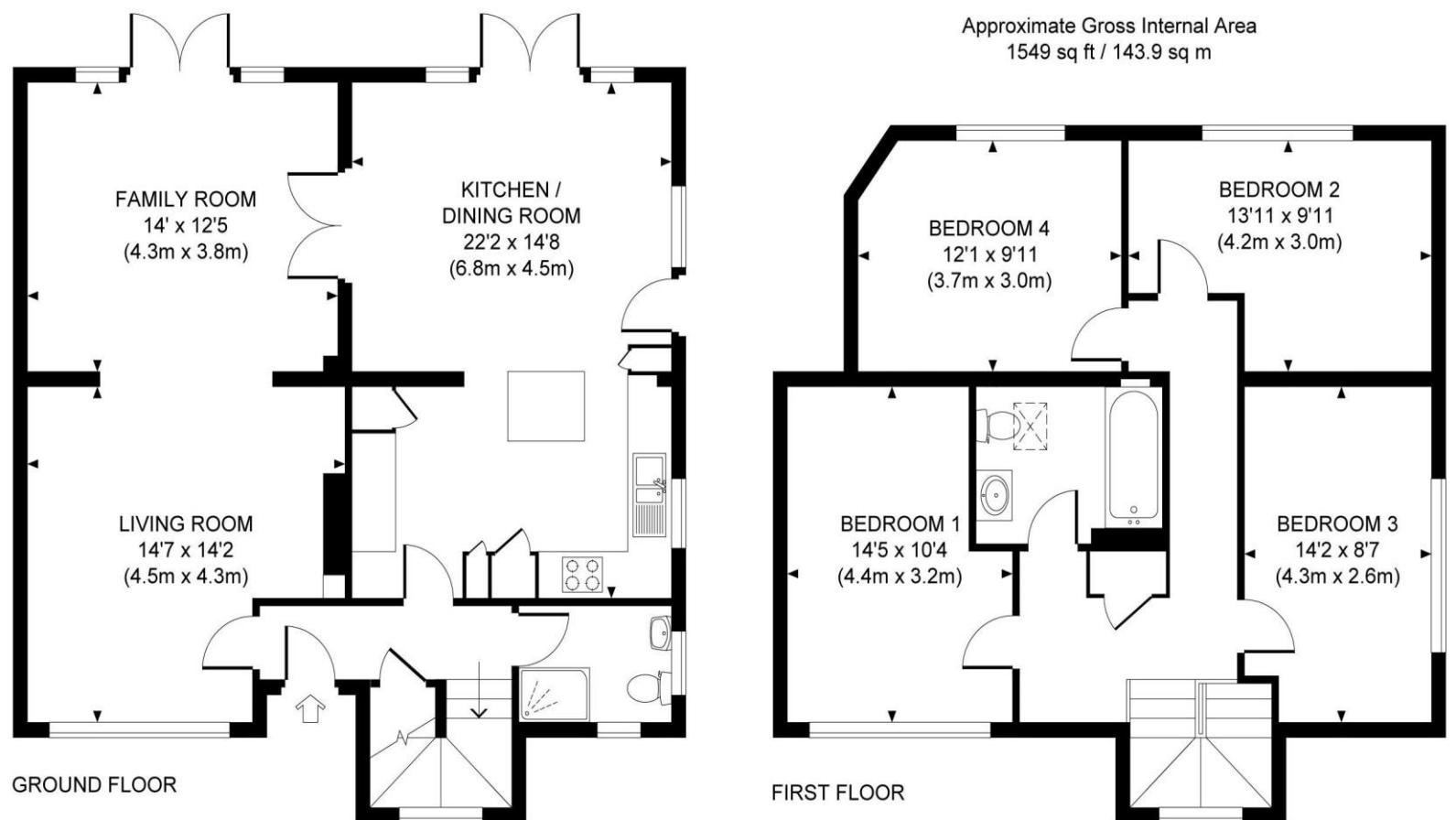
£850,000 Freehold

Directions

From our offices in East Horsley turn left onto the Ockham Road South and for about 1/4 of a mile turn left onto the Forest Road. Continue up for about one mile and over the railway bridge continuing for about 1/2 of a mile and then turn left into Old Lane and number 45 will be found on the right hand side at the far end of the slip road.

Local Authority

Guildford Borough Council: 01483 505050



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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A short walk from Effingham Common and Effingham Junction train station, with 120 ft rear garden a semi-detached four bedroom, three reception room house with off-street parking.



THE PROPERTY

A well-presented semi-detached house with four double bedrooms and three reception rooms, set back from Old Lane on a slip road within a short walk of both Effingham Jct. station and Effingham Common, with footpaths over neighbouring countryside close by. The kitchen has an excellent range of units including a central island plus integrated appliances including a dishwasher, 4-ring gas hob, eye level oven and grill, space for a washing machine and American style fridge/freezer in the dining area. From here double doors lead out to the rear patio and garden. The two further reception rooms are open plan to be used as required and could be split if desired. The cloakroom with a fitted corner shower completes the ground floor. Upstairs all four double bedrooms have space for wardrobes to be fitted if required and are serviced by the central family bathroom with a shower over the bath. To the front of the property there is parking for 2/3 cars as well as a small lawn, shrub beds and mature hedging. The rear garden is a real highlight extending to approximately 120' beyond a full width patio, ideal for entertaining. Mainly laid to lawn with flower and shrub beds to the borders the garden backs onto woodland and has a garden shed to the rear. Council Tax Band E.

