



**8 Paddocks Close, Cobham Surrey,
KT11 2BD**

£785,000 Freehold

Directions

From our office in Bookham turn right onto the A246 Guildford Road, right into The Street, at the roundabout take 2nd exit onto Lower Road, at the roundabout take 2nd exit onto Effingham Common Road continuing onto Howard Road and then turning right onto Horsley Road and continue onto Downside Bridge Road, turn right into Between Streets A245, left into Hogshill Lane and right into Paddocks Close.

Local Authority

Elmbridge Borough Council
Council Tax Band: F

**Approximate Gross Internal Area 1578 sq ft - 146 sq m
(Excluding Garage)**

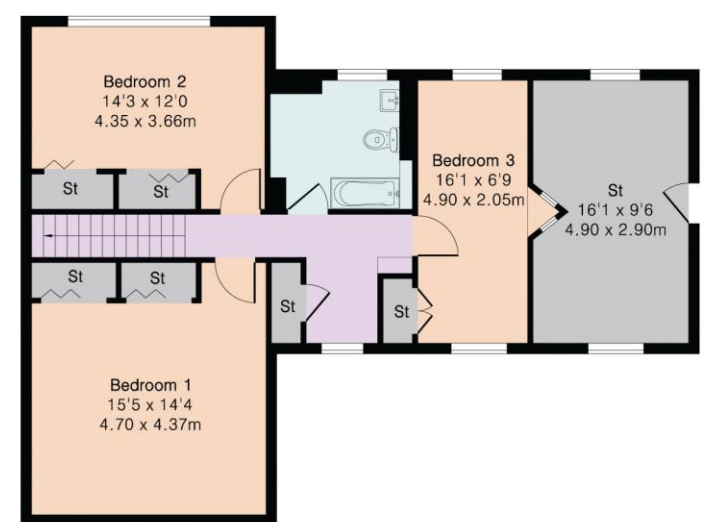
Ground Floor Area 735 sq ft – 68 sq m

First Floor Area 843 sq ft – 78 sq m

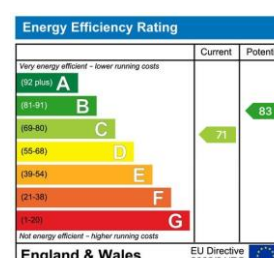
Garage Area 336 sq ft – 31 sq m



Ground Floor



First Floor



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32 High Street
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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A 3 bedroom detached house requiring updating and modernisation situated in a popular residential road offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally built in the 1960's this spacious detached residence does in our opinion provide excellent potential to develop and further enlarge subject to the usual planning consents thus creating a lovely family home. Currently the accommodation consists of a generous size dual aspect lounge/dining room, study, kitchen incorporating a range of eye and base level units plus a separate utility area and a cloakroom. To the first floor there are then 3 bedrooms and a family bathroom plus a further room which could be converted for additional accommodation. The property itself is approached via its own driveway giving off street parking for 2 vehicles which in turn leads to an integral double garage. To the right hand side of the property side gated access provides good width giving the potential to further enlarge which in turn leads to the rear garden incorporating a wide paved sun terrace leading onto a good expanse of lawn. In total the garden extends to 40ft x 67ft (12m x 20m).



SITUATION

The property is located in a popular cul de sac within easy reach of Cobham high street which offers a variety of excellent local amenities to include supermarkets, cafes, restaurants and a number of boutique shops. Also within easy reach are excellent schools including state schools such as St Andrews, Cobham Free School and St Matthews and private institutions like Reeds, ACS, Cobham International, Park Side, Felton Fleet and Danes Hill. Stoke D'Abernon train station is within easy reach providing a direct service to London Waterloo in under 40 minutes. The A3 is easily accessible connecting to junction 10 of the M25 giving easy access to central London, Heathrow and Gatwick airports.

