



3 Old Oak Close, Cobham. KT11 2TF

Guide Price £1,390,000 | £4,500 pcm

**DAVIES**  
PROPERTY PARTNERS





### 3 Old Oak Close

Cobham, KT11 2TF

A light and practically arranged home with wood flooring throughout the ground floor and in the bedrooms, this is a perfect home for families.

On the ground floor the entrance hall leads to all the main reception spaces; kitchen/diner, lounge, family room and study and there's a larger than average sized utility with plenty of storage and also a downstairs loo. Both the kitchen and lounge have patio doors leading to the garden and bring an abundance of light indoors.

On the first floor there are two bedroom suites also with built in wardrobes, three further double bedrooms and a family bathroom. As it's a peaceful location there's a good chance of an excellent night's sleep!

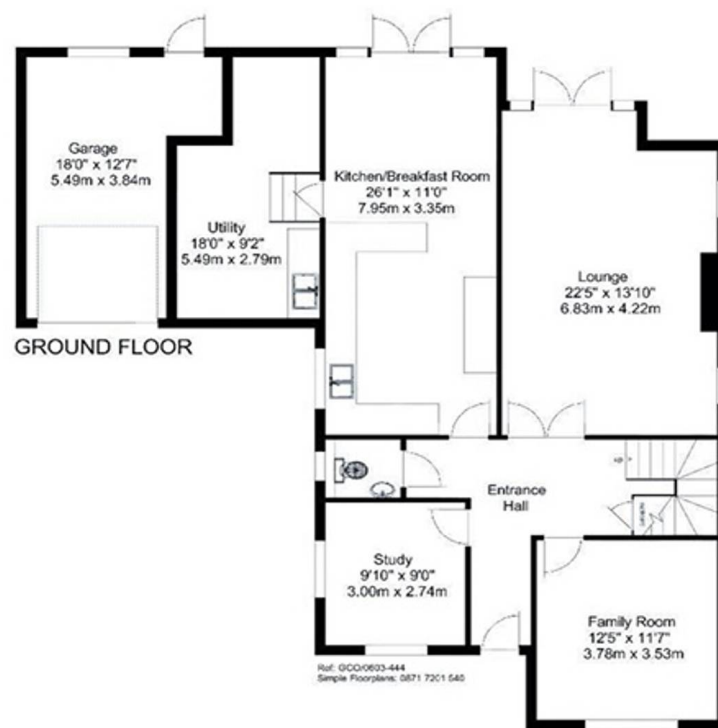
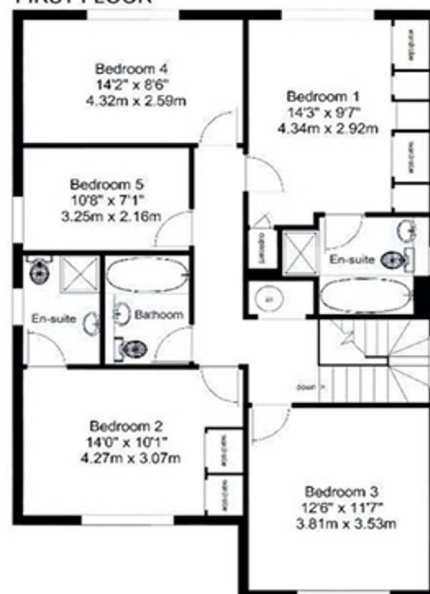
The house sits at the top of Old Oak Close which is a quiet cul-de-sac of four homes and within comfortable walking distance to the centre of the village. There is a single garage and driveway parking for at least two cars. There's a well-tended garden both at the front and the back and a terrace to catch the evening sun.

EPC Rating: C





# FIRST FLOOR



## GROUND FLOOR

Ref: 000-003-444  
Simple Floorplans, 0871 7201 540

Approximate gross internal floorplan area:  
2447 sq.ft