



22 Ferndown Gardens, Cobham
£6,500 pcm



22 Ferndown Gardens

Cobham, KT11

A brilliant detached family home located on a quiet cul-de-sac 0.5 miles from Cobham town centre offering an exceptional level of living with well balanced space, high quality fixtures and fittings and the potential turn key property with the full furnishings being on offer.

As you enter the property a very well proportioned hallway leads you straight through crittal doors to the showstopper kitchen family room designed by the owners to perfection. V-zug & Fisher & Paykel appliances, a walk in pantry, large kitchen island and bi-folding doors this room has it all. also downstairs there are two further reception spaces giving space for all the family, a home office, utility room, downstairs WC and garage.

Upstairs there are four comfortable double bedrooms with the primary having a dressing area and en-suite shower room. The family bathroom is fitted with a quality bathroom suite with large rainfall shower over the bath.

Outside to the rear is a great sized garden with a newly laid tiled terrace and a summer house positioned ideally to catch the last of the days sun.

The house is impeccably presented with a keen eye on the styling with features like herringbone tiled floor and harmonious pallet of colours throughout make this home so welcoming.

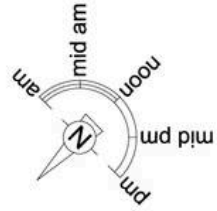
Council Tax band: G

EPC: C

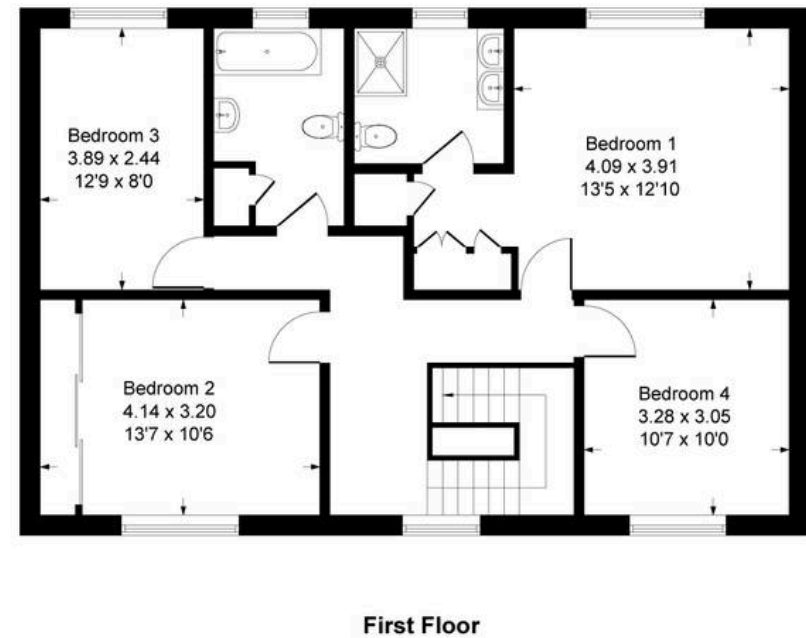
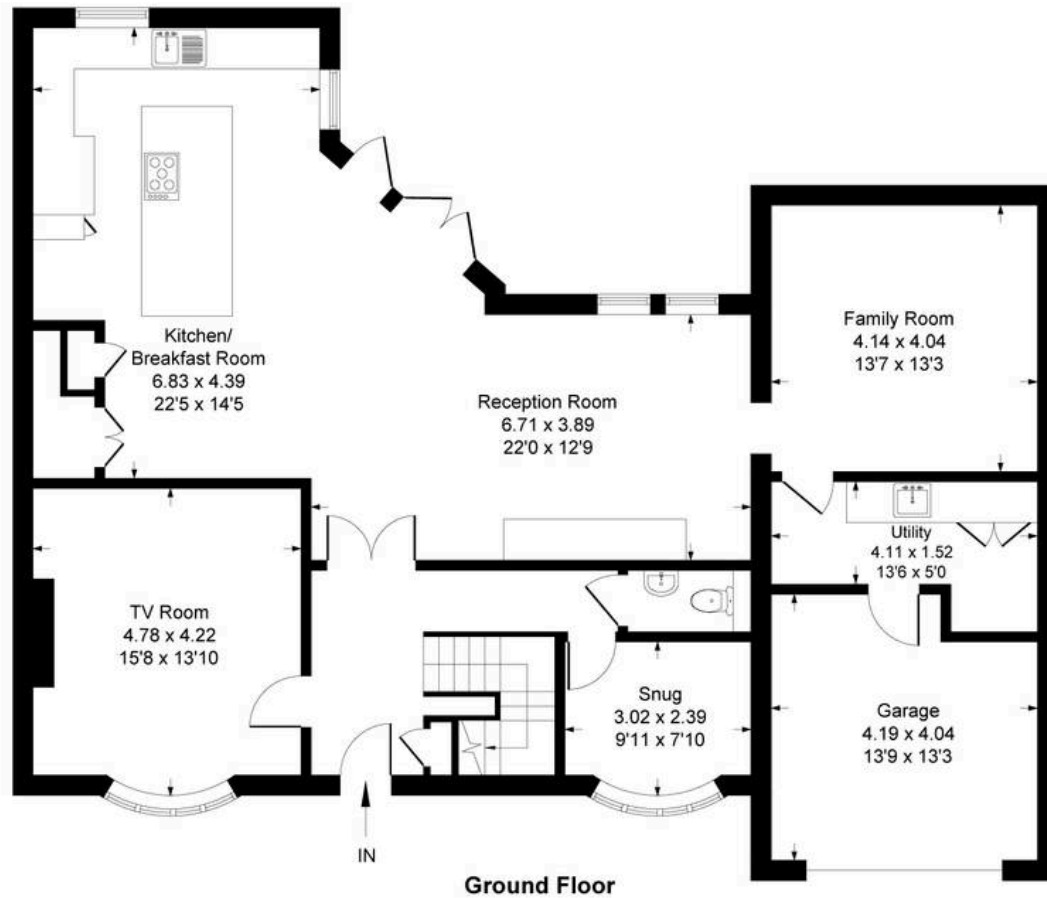
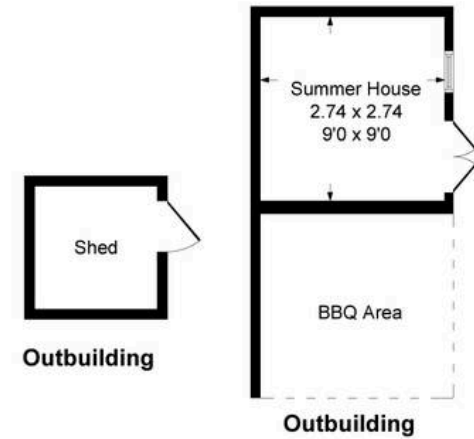
Tenure: Freehold



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Approximate Gross Internal Area
 Main House = 217.3 sq m / 2339 sq ft
 Shed = 3.3 sq m / 36 sq ft
 Summer House = 7.5 sq m / 81 sq ft
 Total = 228.1 sq m / 2456 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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