



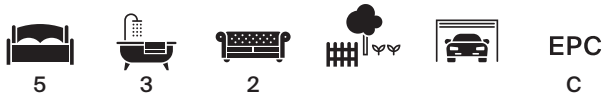
Burleigh Park, Cobham, **KT11**



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A flexible family residence ideally positioned near Cobham village, local educational institutions such as ACS and Cobham Free School, and with convenient access to the A3 and M25.

Upon entering the home, you'll be welcomed by a spacious hallway adorned with wooden flooring. From here, you can access a double-aspect reception room with doors leading to the garden, a delightful eat-in kitchen also offering access to the patio and garden, a convenient WC, a family room or media room, and a guest bedroom on the ground floor, complete with an en suite bathroom.



Furniture: Available furnished

Minimum length of tenancy: 12 Months

Local authority: Elmbridge Borough Council

Council tax band: G



Moving to the upper level, you'll find the principal bedroom featuring a dressing area and en suite facilities, two additional double bedrooms, a study or office space, and a family bathroom.

The property comes equipped with a double garage, a driveway offering ample parking space, and a beautifully landscaped enclosed rear garden with a designated patio area.





Approximate Gross Internal Area = 254.1 sq m / 2735 sq ft
Garage = 30.2 sq m / 325 sq ft
Total = 284.3 sq m / 3060 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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