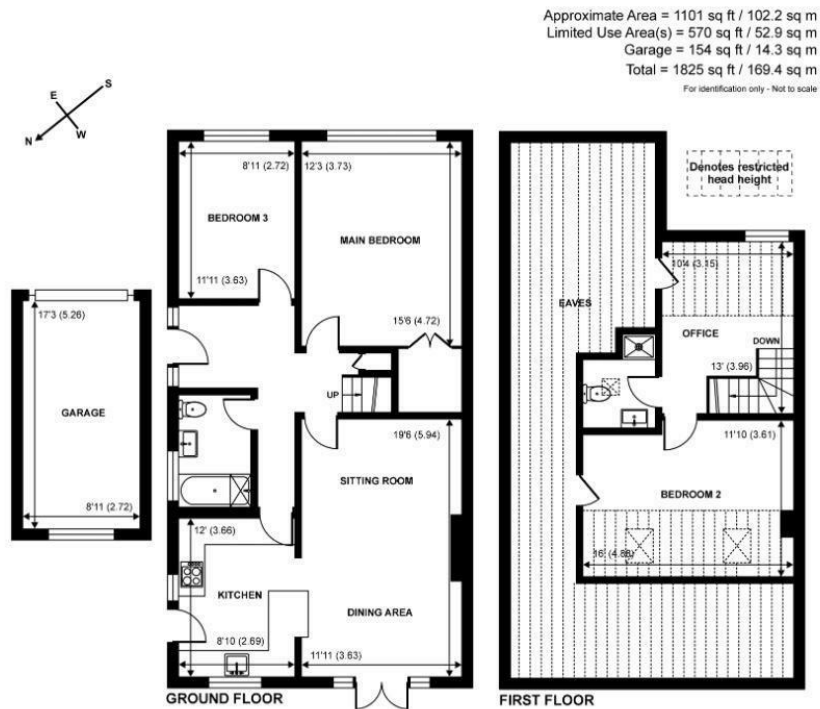




Ashford Gardens, Cobham, Surrey, KT11 3HN

Asking Price £775,000 Freehold

- Quiet, friendly cul-de-sac close to Tilt Road & the Conservation Area
- Three double bedrooms, two bathrooms
- South facing front garden and enclosed rear garden with side access
- 0.6 miles from Cobham Station
- Chalet bungalow family home, ideal for ground floor or multi-generational living.
- Single garage
- New 10 year warranty on tile roof and velux windows (2024)
- Spacious light filled home.
- Designer shaker style kitchen installed (2022)
- Off-street parking



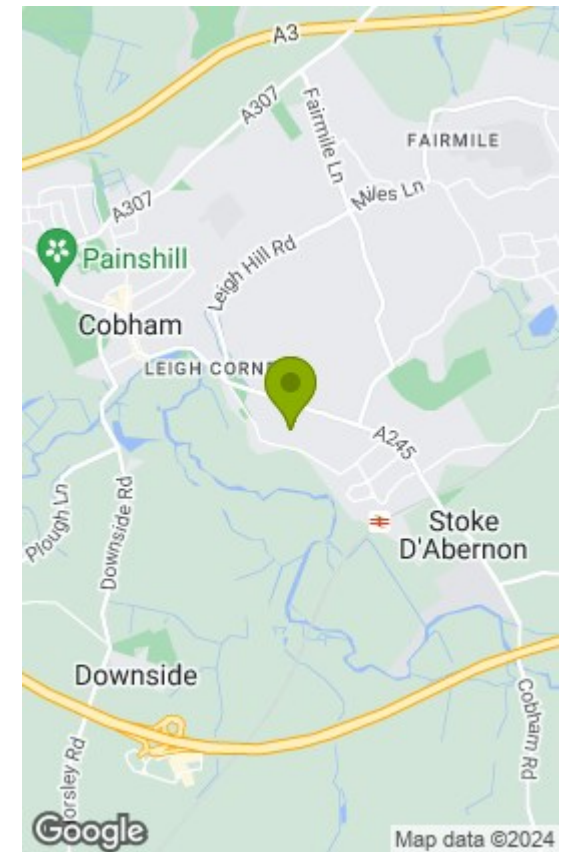
| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> | | | |
| 192 (90%) | A | | |
| 161-191 | B | | |
| 129-160 | C | | |
| 99-128 | D | | |
| 69-98 | E | | |
| 39-68 | F | | |
| 1-38 | G | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 72 | 83 |

Council Tax Band

E

EPC Rating:

C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Simpsons Estate Agents by Curchods. REF: 1027034

Descriptions

A beautifully presented 3 bedroom semi-detached chalet bungalow, situated in a cul-de-sac, off the Tilt Road. Within easy reach of Cobham High Street, with its array of boutique shops and restaurants, Cobham train station, offering transport to London within 38 minutes and bridlepaths to Downside/Oxshott and beyond.

A smart, light and airy hallway greets you on arrival and leads through to the family space. This includes a classic contemporary shaker kitchen with quartz worktop, island seating, integrated appliances and mood lighting. Then into an open plan lounge and dining room, with double doors providing direct access into the landscaped rear garden. Engineered, lime washed oak floors provide continuity throughout these spaces and there is the option to include a log burner for cozy nights in.

The generous master bedroom includes a sizable storage cupboard and the second double bedroom includes fitted wardrobes. A bathroom completes the ground floor. Upstairs, offers a third double bedroom with its own panelled and tiled shower room plus a large flexible open plan space on the landing. The shower room and carpets on the stairs, throughout the first floor and master bedroom were new in 2023.

Externally, the front garden includes well stocked borders for seasonal interest all year and off-street parking. The rear garden includes a useful detached garage, generous side pedestrian access, small potager, a lawn big enough for a 3x6m marquee, planted borders and a patio area.