



## North Lodge, Convent Lane, Burwood Park, Cobham, Surrey, KT11 1EX

**Substantially reduced £925,000**

- DETACHED PROPERTY
- KITCHEN/DINING ROOM
- 2 OUTBUILDINGS
- NO ONWARD CHAIN

- 3 BEDROOMS
- 3 BATHROOMS
- OFF-STREET PARKING

- 2 RECEPTION ROOMS
- LARGE EXTERNAL PLOT
- SITUATED ON A PRIVATE ROAD



**NORTH LODGE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 1386 SQ FT- 128.80 SQ M  
 (EXCLUDING STUDIO)  
 STUDIO 1 & 2 AREA : 893 SQ FT- 83.0 SQ M  
 TOTAL AREA : 2279 SQ FT- 211.80 SQ M



## Description

Rawlinson and Webber are pleased to introduce to the market 'North Lodge'. This fantastic detached property includes a very large plot, just off Seven Hills Road near to the prestigious St Georges Hill.

Situated on a Private Road of Convent Lane, Cobham. Close to Cobham's amenities, Outstanding schools such as Notre Dame School and beautiful Surrey Walks; this property offers exclusivity and versatility for the right buyer.

The property features a entrance hallway, two reception rooms, a large kitchen/dinning room with bi-folding doors onto the large rear garden, three doubles bedrooms (two with en-suite), and a substantial family bathroom. Externally, the property has a substantial green belt land with a garage/workshop, an additional outbuilding for versatile indoor and outdoor workspaces, and ample off-street parking for numerous vehicles. Offered with NO ONWARD CHAIN supporting a quick and easy sale, this property is one to not miss! We look forward to your early viewings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>70</b>
(55-68) <b>D</b>		<b>49</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band

F

EPC Rating:

E