



High Trees, 14 Littleheath Lane, Cobham, KT11 2QG
Price Guide £1,200,000 Freehold

SITUATION AND DESCRIPTION

Three bedroom detached 1950's house set in a desirable location within walking distance of Oxshott Heath and station. The property is offered with a granted planning permission that can be viewed on the elmbridge.gov.uk website - ref 2023/1887.

ENTRANCE HALL

With two under-stairs coat/storage cupboards

LIVING ROOM

18'6" x 11'4" (5.65m x 3.46m)

Twin aspect with casement doors to rear garden. Feature fireplace with wood surround, marble hearth and gas fire.

STUDY AREA

7'10" x 7'4" (2.40m x 2.25m)

Into bay window.

DINING ROOM

15'11" x 7'10" (4.87m x 2.41m)

Front aspect.

KITCHEN

24'5" x 5'3" (7.46m x 1.62m)

Galley kitchen with range of wall and base cupboards with worktop over.

Integrated eye level oven and grill, integrated gas hob. Washing machine, dishwasher, full height fridge and under-counter freezer. Casement doors to front and rear gardens.

Through to:

BREAKFAST ROOM

13'1" x 7'10" (3.99m x 2.41m)

With fitted breakfast bar and further worktop and storage.

CLOAKROOM

Low level W.C. and pedestal wash hand basin.

STAIRS TO LANDING

Loft access hatch - insulated and partially boarded for storage.

MASTER BEDROOM

17'4" x 10'1" (5.30m x 3.09m)

Twin aspect. Built-in wardrobe.

BEDROOM TWO

11'4" x 10'11" (3.47m x 3.33m)

Built-in wardrobes with central vanity unit.

BEDROOM THREE

11'4" x 7'4" (3.46m x 2.26m)

Raer aspect. Built-in wardrobe.

BATHROOM

Panel enclosed bath with shower over, low level W.C. and pedestal wash hand basin.

W.C.

Low level W.C. and vanity unit with surface mounted wash hand basin and storage.

SUMMER HOUSE/OFFICE

13'2" x 6'5" (4.03m x 1.97m)

With power and lighting.

GARAGE

17'8" x 11'6" (5.40m x 3.53m)

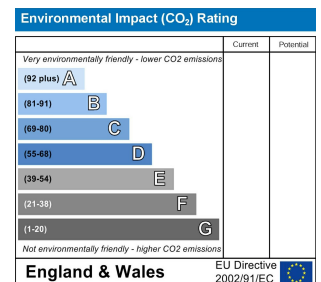
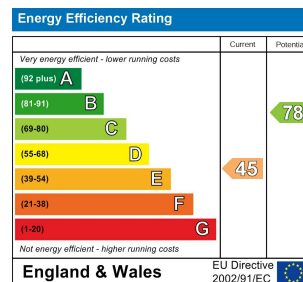
Large single garage with power and light, manual up and over door and rear personnel door.

REAR GARDEN

Approaching 80', mostly laid to lawn with patio area and mature boundaries.

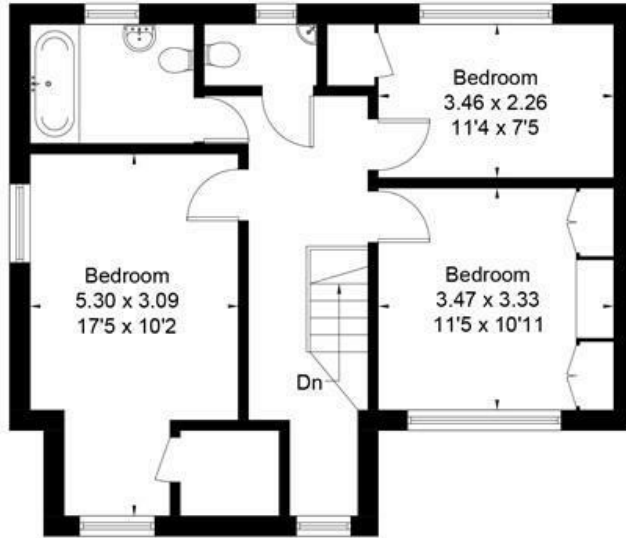
FRONT GARDEN

Off street parking for several cars.

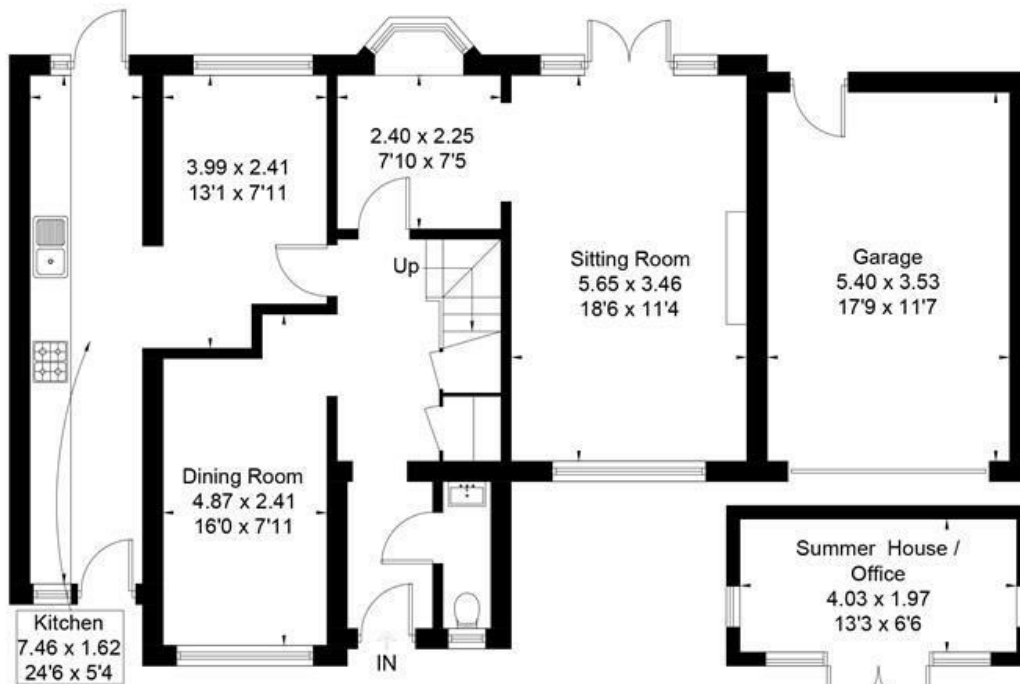




Approximate Area = 131.3 sq m / 1413 sq ft
 Outbuildings = 7.9 sq m / 85 sq ft
 Garage = 19.2 sq m / 207 sq ft
 Total = 158.4 sq m / 1705 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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