



2 Old Lane Gardens  
Cobham, Surrey KT11 1NN





A spacious and well presented detached 4 bedroom character home in a private road location within the Howard of Effingham catchment & just a short walk from Effingham Junction Station (0.4 mile). No onward chain.





## 2 Old Lane Gardens

Cobham, Surrey

Reception Hall - Guest WC - 2 Large Receptions - Kitchen/Breakfast Room - Utility Room - 4 Bedrooms - 2 Bath/Shower Rooms (one en-suite) - Detached Garage - Howard of Effingham School & St Lawrence Primary Catchment - A short Walk to Effingham Jct Station (0.4 mile) - No Onward Chain

We are proud to bring to market this characterful 4 bedroom detached home, situated in a superbly accessible private road location less than half a mile walk from the mainline station.

The property is freshly presented throughout with a blend of both wood flooring and new carpeting, a modern kitchen/breakfast room and both bath/shower rooms fitted with white suites. The property also benefits from radiator central heating via a modern Worcester boiler and double glazed windows throughout.

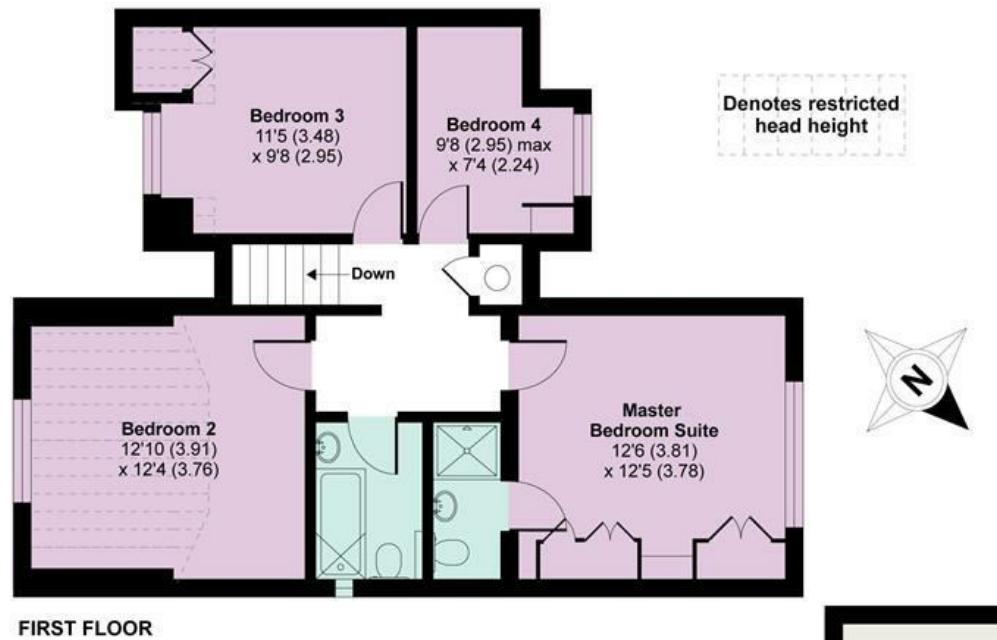
Outside, the property has ample visitor parking to the front with a wide side access to the rear gardens. Enjoying a lovely sylvan backdrop, the gardens are arranged on two levels with paved terrace and lawns to the higher level. Heading towards the rear is a detached garage with up & over door, power & lighting, which is accessed from Old Lane.

The local area benefits from being within the catchment area for sought after state Primary & Secondary schools such as Raleigh Primary and Howard of Effingham Secondary (subject to criteria) as well as numerous Private schools and some wonderful recreational amenities including The Drift Golf Club, Downside Common & Effingham Common for those with dogs or like woodland walks. Close to hand is a local convenience store within a short walk, with the shopping centres of East Horsley & Cobham only 1.7 & 2.8 miles distant respectively.

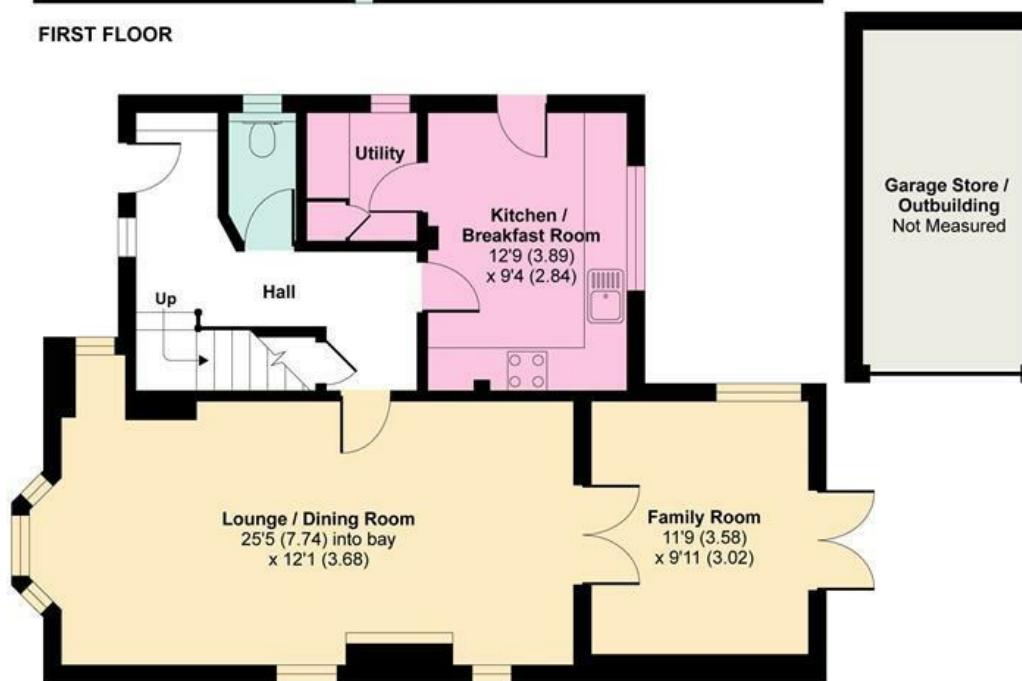
Viewing Highly Recommended. No Onward Chain.



APPROX. GROSS INTERNAL FLOOR AREA 1303 SQ FT 121 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge into Ockham Road North and take the 2nd right into The Drift. Continue passed the golf course, turning left at the end into Forest Road. At the staggered crossroads turn left into Old Lane and Old Lane Gardens will be found after approx. 150 yards on the left. Number 2 being located 2nd on the right.

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



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