



**54 Stoke Road,
Cobham, Surrey KT11 3BJ
Price £3,700 pcm Unfurnished**

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & very well presented 3 bed, 3 bath detached property with garage & good size garden, located within walking distance of Cobham mainline station. Ground floor accommodation comprises a large reception room with sitting & dining areas & feature fireplace, doors to an extensive conservatory providing access to the garden, study, well fitted kitchen, separate utility room & wc.

Upstairs offers a master bedroom with fitted wardrobes, arch to separate dressing room & ensuite bathroom, a 2nd double bedroom with fitted wardrobes and large ensuite shower room, a generous single bedroom & family bathroom. To the front, a driveway provides off-street parking for 2-3 cars & leads to a garage. To the rear, a patio area leads to a private, lawned garden. The property benefits from double glazing throughout, & will be redecorated as required. Located within a short walk of local shops, a pub & Cobham mainline station, within circa 1/2 mile of Cobham village, so providing easy access to sought after schools (including the ACS) & the A3.

DIRECTIONS

From Cobham High Street, proceed away from the A3 towards the river & on to the Stoke Road. Continue for just under a mile, where you will find Number 54 as the 2nd last house on the right before the Old Plough pub, just before the turning to the station.

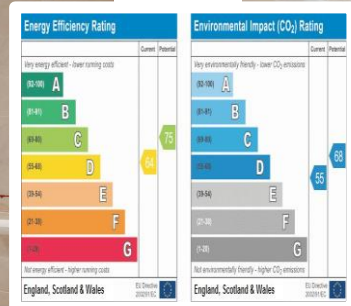
Council Tax : Elmbridge - Band F - £3,693.26 per annum (2026-27)

WHAT ARE THE COSTS IF I WANT TO PROCEED?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

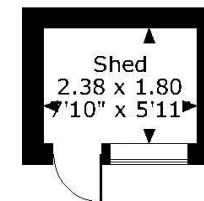
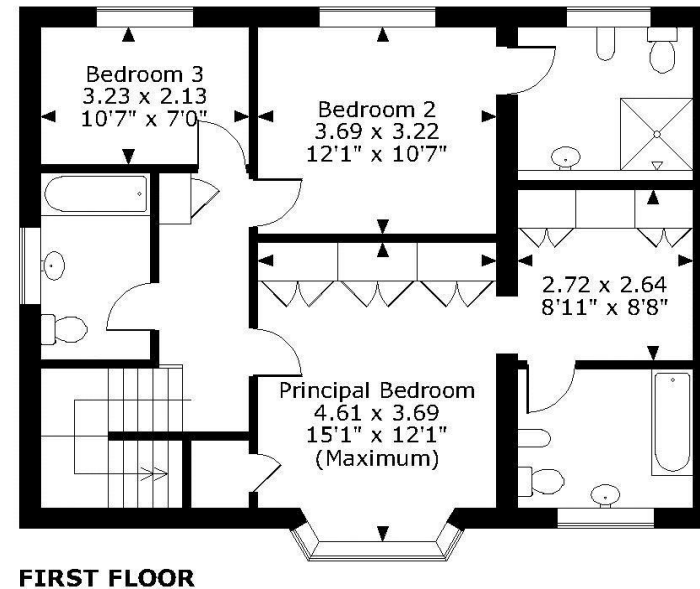
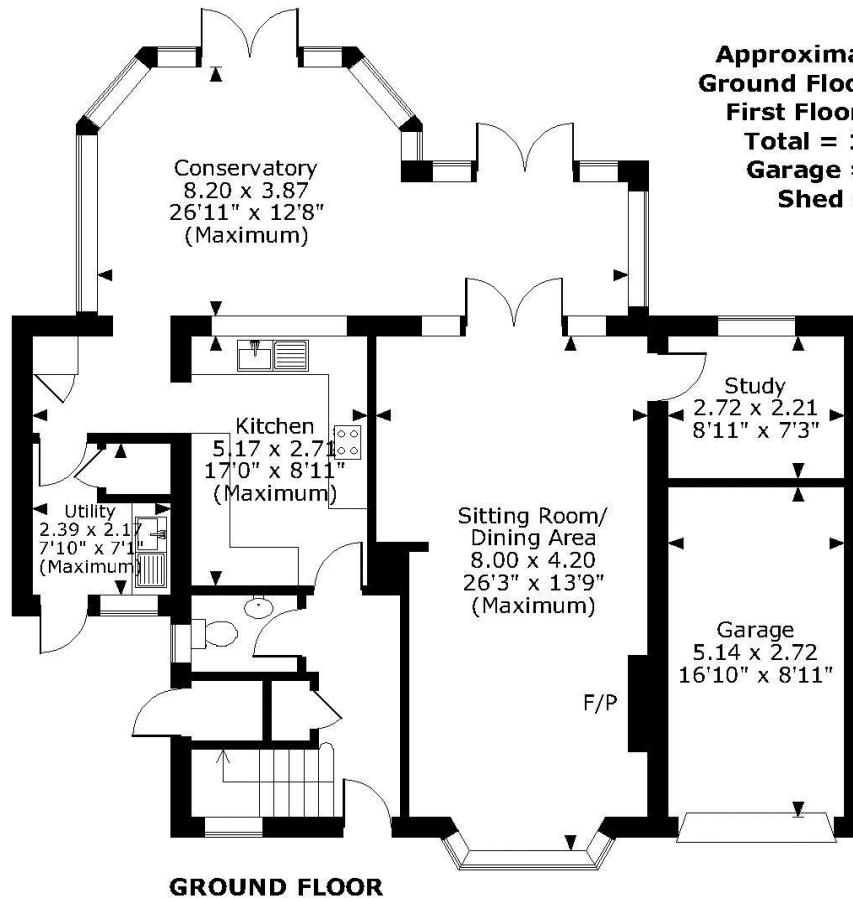
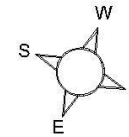
Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total) On Start Date : £1500 Rent





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Approximate Gross Internal Area
Ground Floor = 1054 Sq Ft/98 Sq M
First Floor = 799 Sq Ft/74 Sq M
Total = 1853 Sq Ft/172 Sq M
Garage = 150 Sq Ft/14 Sq M
Shed = 46 Sq Ft/4 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Opening Hours

Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm