



**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 newly redecorated. 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

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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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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Opening Hours

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