



**40 Old Lane, Cobham,  
Surrey, KT11 1NP**

**£699,950 Freehold**

**Directions**

From our offices in East Horsley turn right under the railway bridge along the Ockham Road North and then turn left onto The Drift. At the end turn left at the T-Junction and Old Lane is the 3rd road on the left. Number 40 is along on your left hand side.

**Local Authority**

Guildford Borough Council: 01483 505050.

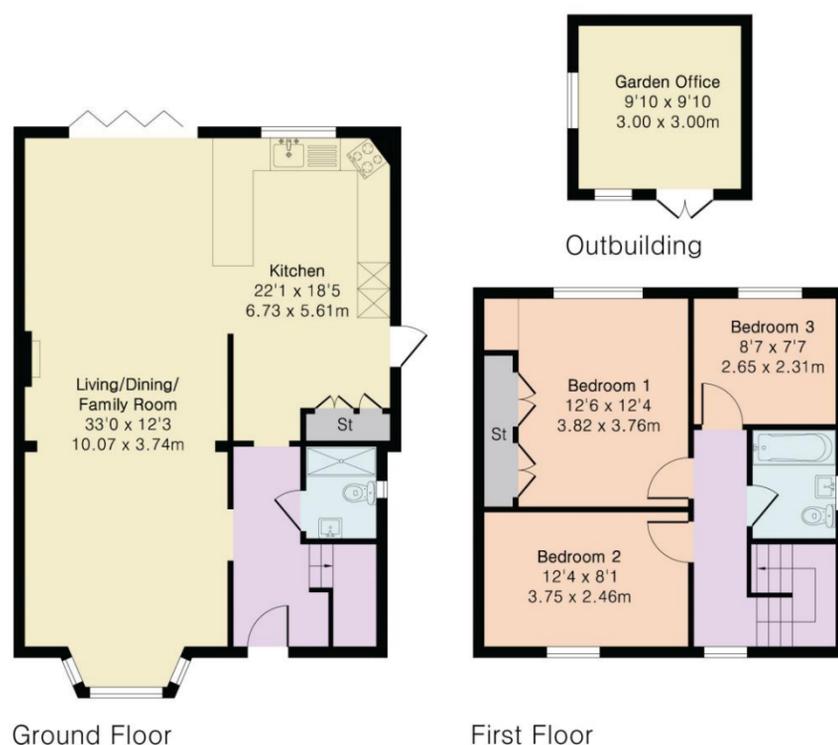


**Approximate Gross Internal Area 1125 sq ft - 104 sq m  
(Excluding Outbuilding)**

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 445 sq ft – 41 sq m

Outbuilding Area 97 sq ft – 9 sq m



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A well-presented three bedroom, semi-detached home with spacious living accommodation, sunny south-west backing garden and off-street parking, a short walk from Effingham Junction station.



**THE PROPERTY** Set just a short walk from Effingham Junction station and the open green spaces of Effingham Common, this superb three-bedroom semi-detached home has been lovingly extended and refurbished to create the perfect balance of character and modern comfort. Step inside and you will be greeted by a welcoming hallway with oak flooring and useful coat and shoe storage under the stairs. The oak flooring flows through an arch into the impressive open plan lounge/dining/family room. In the middle of the lounge is a feature sandstone fireplace and a grate for a real fire. At the rear there is ample room for a good sized dining table that is adjacent to the peninsular unit of the kitchen with a breakfast bar for casual dining. Bifold doors out to the rear patio and a roof light over the kitchen bathe this area with light. The kitchen has an excellent range of shaker style units, granite worksurfaces, butler's sink, 6 ring range style cooker, integrated fridge/freezer, dishwasher and a cupboard with space for a stacked washing machine and tumble dryer plus a door to the side access of the property. Off the hall is a contemporary shower room with a large walk in shower, basin & w.c. From the hall a turning staircase leads to the first floor landing with the main bedroom to the rear with an excellent range of fitted wardrobes and drawers. Bedroom two is another double bedroom with space to build in wardrobes if desired and bedroom three, a good single room. All of these have the use of the family bathroom with a shower over the bath. Outside, the south-west facing garden is perfect for entertaining and family life. From the sandstone patio for summer barbecues, to the lawn and play area for children. At the far end, an insulated garden cabin with heating and internet makes an ideal home office or creative studio. At the front, there's private driveway with parking for several cars, with mature hedging providing privacy. This is a home designed for relaxed, modern living – a place where you can enjoy both the countryside on your doorstep and excellent transport links just moments away. Council Tax Band E.

