



5 Oxdowne Close, Cobham, KT11 2SZ
Offers In Excess Of £700,000 Freehold

SITUATION AND DESCRIPTION

The property provides a fantastic opportunity for the new owner to comprehensively refurbish and create their dream home. It should be anticipated that the required works will include roof repairs, repairs or replacement of glazing, re-wiring and re-plumbing prior to redecoration and kitchen and bathroom updates, There is clear potential to extend (STPP)

It should be noted that it is likely some areas may need attention prior to occupation.

HOW TO GET THERE

From our office in Oxshott head down Oakshade Road and turn left at the junction onto Steels Lane. Continue on Steels Lane past the shops and turn right on to the Blundel Lane spur towards the level crossing. Oxdowne Close is then the first right.

ENTRANCE

Into hallway with stairs up and internal access to garage.

STUDY

12'8" x 8'11" (3.87 x 2.73)
Front aspect.

CLOAKROOM

Low level W.C and wall mounted wash hand basin.

INNER LOBBY

A door from the hallway opens into an inner lobby with doors to:

LIVING ROOM

18'7" x 12'8" (5.67 x 3.88)
Twin aspect with sliding door to rear garden.
Twin glazed doors through to:

DINING ROOM

12'9" x 12'9" (3.91 x 3.91)
Rear aspect. Twin glazed doors to inner lobby.

KITCHEN

12'8" x 8'9" (3.88 x 2.69)
Rear aspect, range of wall and base units with worktop over, double stainless steel sink with drainer, free standing fridge/freezer, electric cooker and washing machine. Door to side access.

STAIRS TO FIRST FLOOR LANDING

Loft access with pull down ladder and large walk-in airing cupboard.

MASTER BEDROOM

13'8" x 11'4" (4.17 x 3.46)
Rear aspect with built-in wardrobe.

BEDROOM TWO

15'5" x 9'4" (4.71 x 2.87)
Rear aspect with built-in wardrobe and vanity unit with surface mounted wash hand basin and storage below.

BEDROOM THREE

10'5" x 7'5" (3.2 x 2.28)
Front aspect with built-in wardrobe and shelving.

BEDROOM FOUR

10'9" x 7'8" (3.28 x 2.36)
Front aspect with built-in wardrobe and shelving.

BATHROOM

Side aspect, panel enclosed bath with shower over, low level W.C. and vanity unit with surface mounted wash hand basin and storage below.

GARAGE

16'6" x 16'6" (5.05 x 5.03)
Double garage with electric up and over door, power and light. Various storage cupboards, wall mounted boiler and hot water tank.

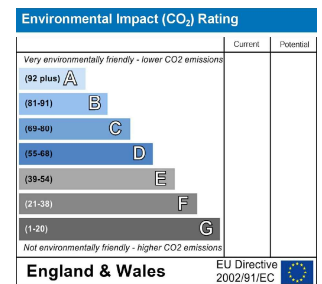
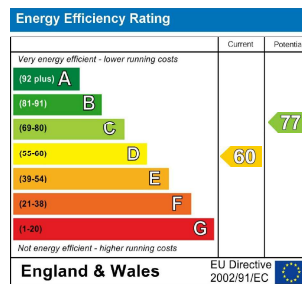
REAR GARDEN

Attractive garden mostly laid to lawn with mature borders, summer house and garden shed. Side access gate.

FRONT GARDEN

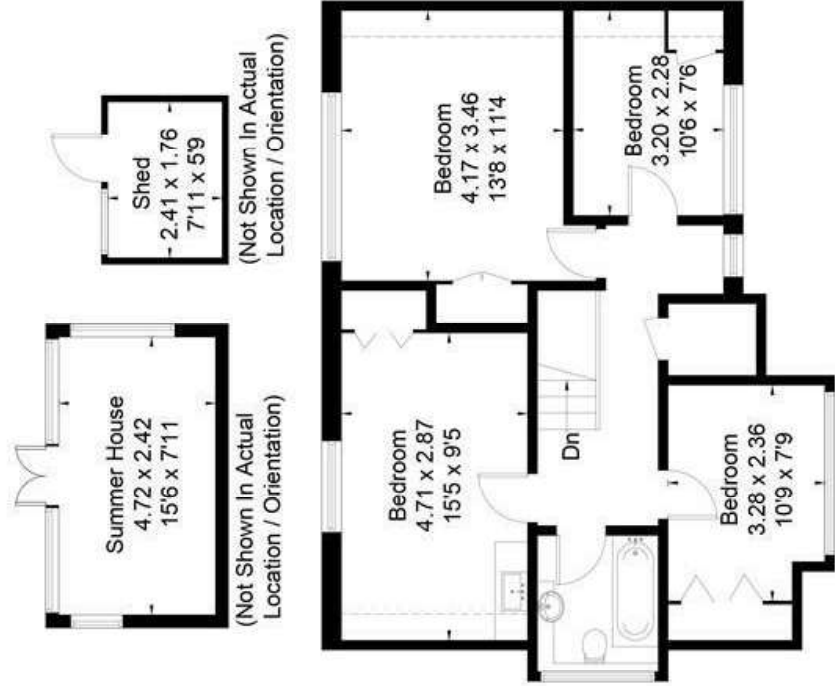
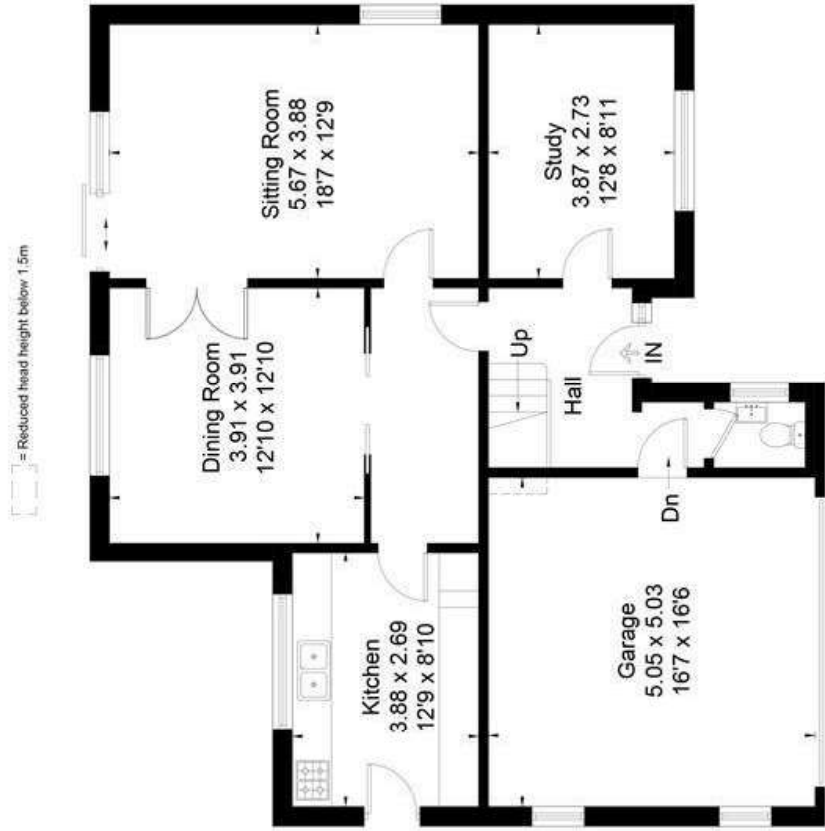
Driveway parking and lawn.

COUNCIL TAX - BAND G - £4261.45





Approximate Floor Area = 168.1 sq m / 1809 sq ft (Including Garage)
 Outbuilding = 10.2 sq m / 110 sq ft
 Total = 178.3 sq m / 1919 sq ft.



First Floor

Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108934

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