



D'Abernon Drive, Cobham



# Four bedroom family home with south-facing garden.

This well-presented family home, arranged over three floors sits on a quiet, tree-lined residential road. On the ground floor a sitting room sits to the right of the bright entrance hall. The sitting room is a well-proportioned room with a feature fireplace providing a charming focal point. Double doors lead to the open-plan kitchen/living area which provides ample dining and lounge space with doors leading to the south-facing garden. To the left of the main entrance hall is a garage which offers flexibility to be used as a home office/gym. It also has a mezzanine space for overhead storage. A separate utility room and WC complete the ground floor.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** Elmbridge

**Council tax band:** E







Three bedrooms are on the first floor, two doubles and a single, all of which are served by a contemporary family bathroom. Located on the second floor is the principal bedroom, with Juliet balcony overlooking the garden and its own separate bathroom.

Outside, to the front of the property, is a driveway which provides off-street parking for multiple vehicles. To the rear of the property is a south-facing garden which has been landscaped to include a pergola-covered dining area, lawn and two useful storage sheds.

D'Abernon Drive is a highly sought-after road, ideally situated for both easy access to London by train and the excellent shops and restaurants that Cobham has to offer. The area is a popular choice with families due to an excellent selection of schools including the Cobham Free School, Parkside School, Reeds, St Matthews C of E School, Danes Hill and The ACS Cobham International School. For commuters, the mainline station of Cobham and Stoke d'Abernon is just 0.2 miles from the property, with trains reaching London Waterloo in approximately 40 minutes.



Approximate gross internal floor area main house  
(Excluding loft space)  
1688 sq ft / 156.8 sq m  
Approximate gross internal area outbuildings  
180 sq ft / 16.7 sq m



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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