



Earleswood, Cobham **KT11**

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# On a generous south facing plot of 0.25 acres

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This spacious bungalow, in a sought after cul-de-sac, is in need of modernisation subject to the relevant permissions.

Entering the property through the covered porch, is a spacious entrance hall with in-built coat storage. To the right is a dual-aspect dining room leading to a large dual-aspect living room with feature fireplace and patio doors. Adjacent to the living room is the open-plan kitchen/breakfast room with island. .

The principal bedroom with its en-suite bathroom faces the garden, the house has two further double bedrooms and a family bathroom.

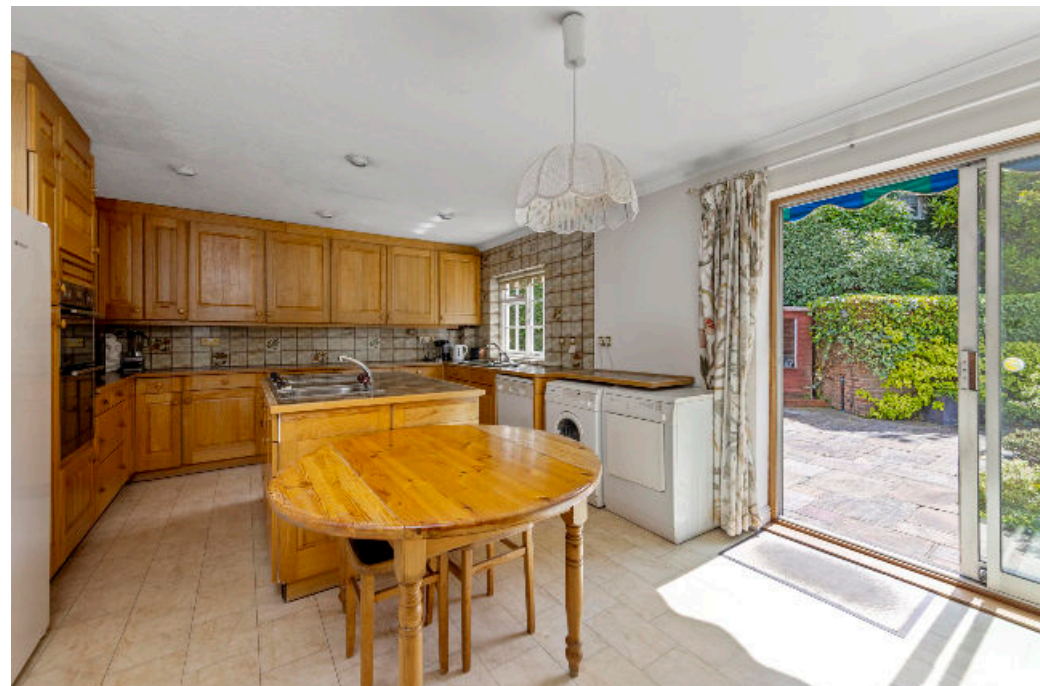
The garden is predominantly laid to patio with mature shrubs and also has a lawned area. To the front of the house is a large driveway as well as a separate double garage.

Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants. There is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station.

Tenure: Freehold

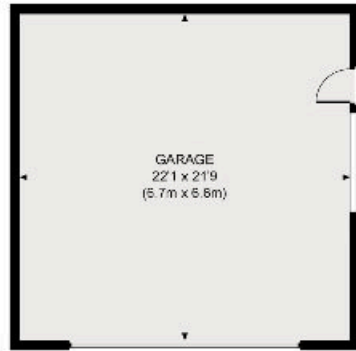
Local Authority: Elmbridge Borough Council

Council Tax Band: G



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D





Approximate Gross Internal Area  
1733 sq ft / 161.0 sq m  
Approximate Gross Internal Area Outbuildings  
475 sq ft / 44.2 sq m  
Total Gross Internal Area 2208 sq ft / 205.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Knight Frank**

**Cobham**

50 High Street

Cobham

KT11 3EF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**We would be delighted to tell you more**

**Tom Knowlden**

01932 591610

[tom.knowlden@knightfrank.com](mailto:tom.knowlden@knightfrank.com)



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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