

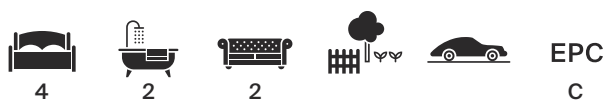


Leigh Road, Cobham KT11

Walking distance to Cobham High Street.

Stunning Edwardian four bedroom semi-detached house on Leigh Road, Cobham. Featuring bright, spacious living areas and a modern kitchen with a breakfast bar, leading to a superb patio with the potential to extend, subject to planning. The property benefits from a working gas fireplace in the living room.

Three bedrooms share the family bathroom on the first floor. On the second floor is the principal bedroom, with a dressing room and luxury en suite, with a double sink, walk-in shower and underfloor heating.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: F

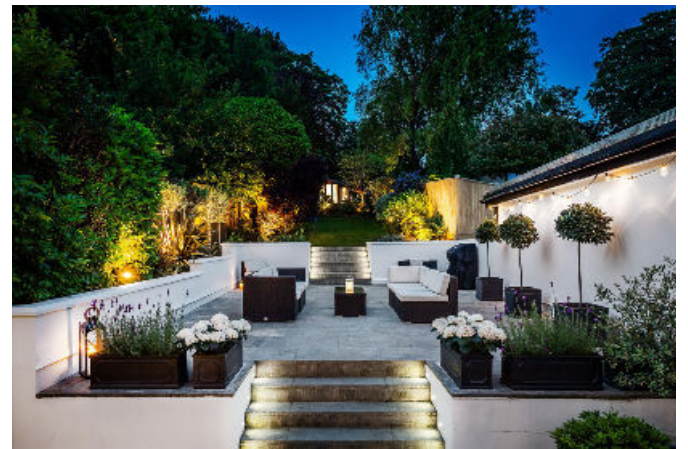


The 50m sunny garden is a show stopper, with a great dining and entertaining space leading to the top half, predominantly laid to lawn. The garden can be fully lit with a remote lighting system. A studio at the top of the garden provides a home office or gym opportunity. With decking at the front, it is also a great retreat. The front of the property offers off street parking.

Cobham High Street offers a great range of independent and well-known shops, cafes and restaurants, including Waitrose, The Ivy Brasserie, Joe & The Juice and many more. The river Mole runs along the edge of the village and offers a walk along the Tilt and through Stoke d'Abernon, where there is a direct train service from Guildford to London Waterloo via Cobham & Stoke d'Abernon train station.

There is an excellent range of private and state schools in the area, including Reed's, Parkside, ACS Cobham International, Feltonfleet and Notre Dame, Cobham Free School, St Andrew's, and St Matthew's (all subject to catchment areas).







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 decisions reliant upon them.

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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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