



Roe Park, Horsley Road, Cobham **KT11**



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Roe Park comprises two converted semi-detached four bedroom properties.

The property sits behind electric gates, followed by a long drive to the entrance. These newly built houses comprise a contemporary living space while keeping a high degree of privacy with far-reaching views.

Other notable features include an air-source heat pump for central heating and water, solar panels, underfloor heating throughout, Rako electrical lighting, and acoustic glazing, including architectural glazing on the roof, which is equipped with solar protection.

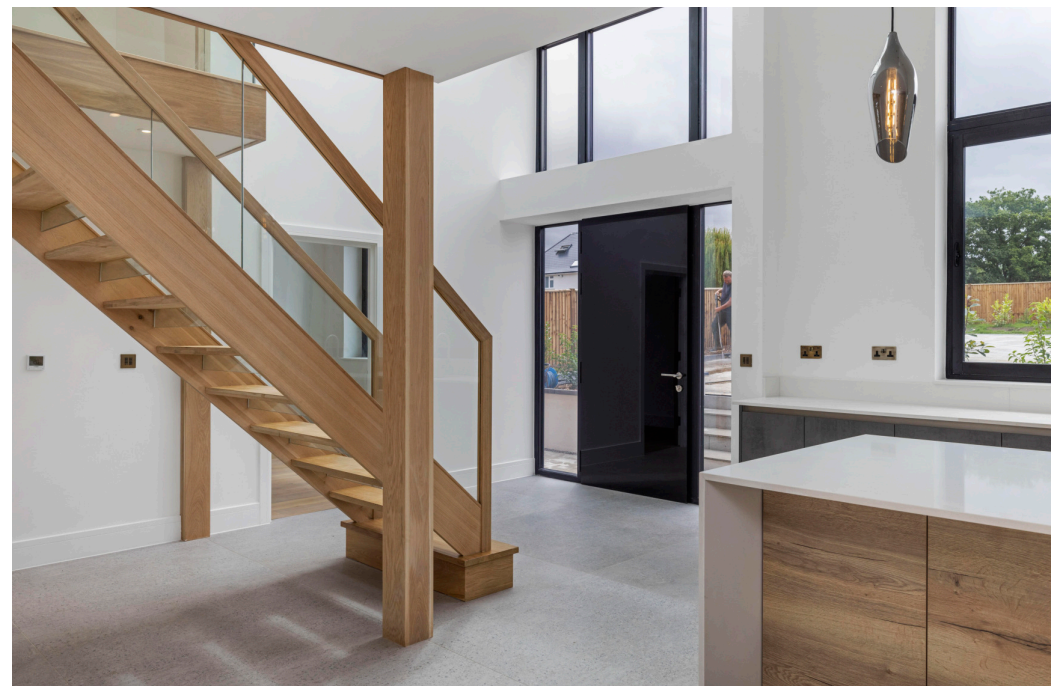


Furniture: Available unfurnished

Minimum length of tenancy: 12 Months

Local authority: Elmbridge Borough Council

Council tax band: G



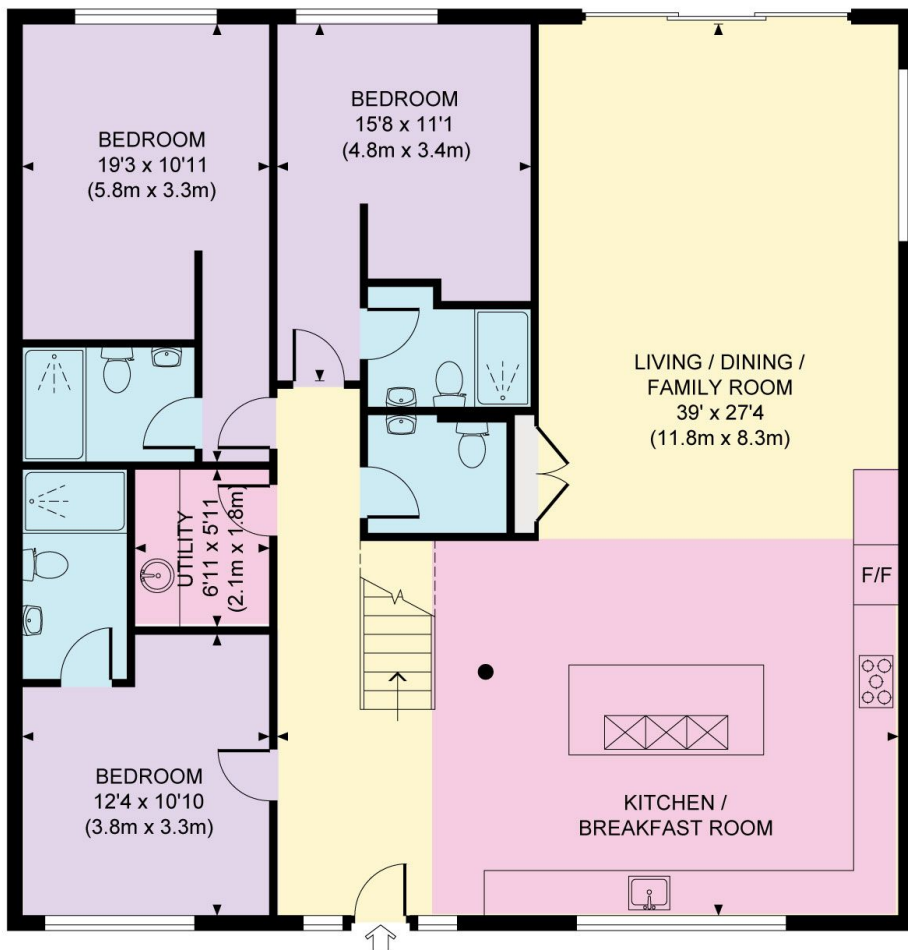


Downside is a popular village on the outskirts of Cobham with a junior school and nursery, pub/restaurant and a village green with a spacious play area. A convenient bus service provides a route to the centre of Cobham, which features a fantastic mix of independent shops, cafes and eateries.

Effingham junction station is around a five-minute drive away with its fast train to London Waterloo coupled with its excellent walks and cycle routes on your doorstep.

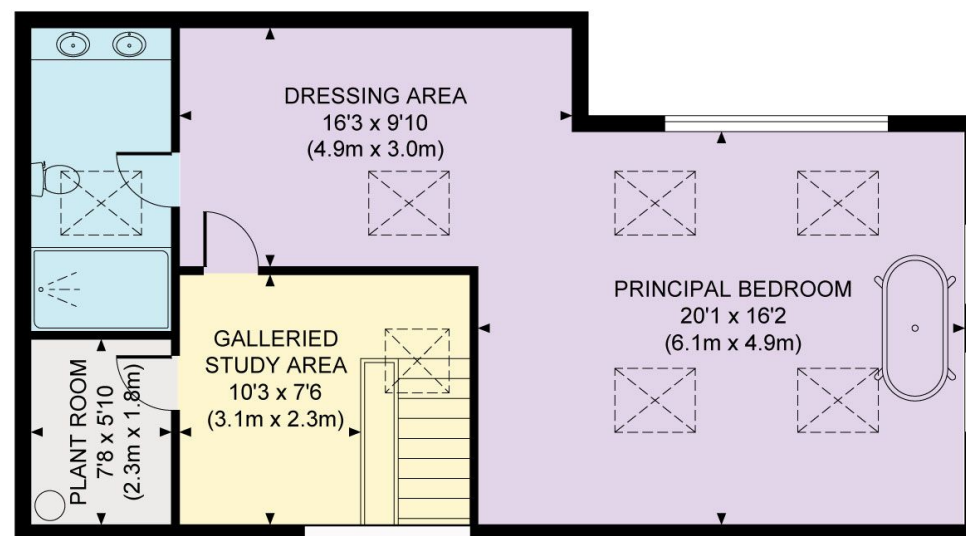






Approximate Gross Internal Area
2212 sq ft / 205.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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