



## 7 The Garth, Cobham, KT11 2DZ £1,295,000 Freehold

### COBHAM OFFICE

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A quietly located detached house with well planned family accommodation situated in a highly regarded cul-de-sac in the Fairmile area.

RECEPTION HALL

With wooden flooring extending throughout the reception rooms. Under stair cupboard.

CLOAKROOM

Wash basin, wc..

SITTING ROOM

Gas coal effect fireplace in cast iron surround, bay window to front, casement doors to garden.

DINING ROOM

With double doors to hall.

FAMILY ROOM

Front aspect.

KITCHEN BREAKFAST ROOM

Fitted with high quality Smallbone units. Comprehensive range of base and wall cupboards with Corian work surfaces.

Built in appliances include Miele 5 ring induction hob with extractor hood over, twin ovens, Neff dishwasher, fridge/freezer, additional fridge, space for dining table. Door to rear garden.

LOBBY

Gas fired boiler, door to front garden.

UTILITY ROOM

Sink unit with cupboard below, washing machine, dryer and freezer. Door to garage.

LANDING

Hatch to loft space, cupboard housing Megaflow hot water cylinder.

BEDROOM ONE

Range of built in wardrobe cupboards along one wall, garden aspect.

ENSUITE BATHROOM

Refitted with bath, separate shower compartment, wc, twin wash basins in vanity unit,

BEDROOM TWO

Rear aspect, built in wardrobes.

BEDROOM THREE

Front aspect, built in wardrobes.

BEDROOM FOUR

Front aspect.

FAMILY BATHROOM

Modern suite of bath, separate shower, wc, wash basin in vanity unit.

ATTACHED GARAGE

Twin roller doors to front.

GARDENS

Patio with shaped lawns, herbaceous borders, mature trees and shrubs to boundaries.

COUNCIL TAX

Band G - £2945.20 for 2017/18.

Energy Performance Certificate

7, The Garth,  
COBHAM,  
KT11 2DZ

Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Total floor area:

Detached house  
07 September 2009  
07 September 2009  
0838-4031-6241-6461-9040  
142 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	63
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	273 kWh/m² per year	219 kWh/m² per year
Carbon dioxide emissions	6.5 tonnes per year	5.2 tonnes per year
Lighting	£145 per year	£72 per year
Heating	£859 per year	£738 per year
Hot water	£172 per year	£142 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

energy saving

recommended

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

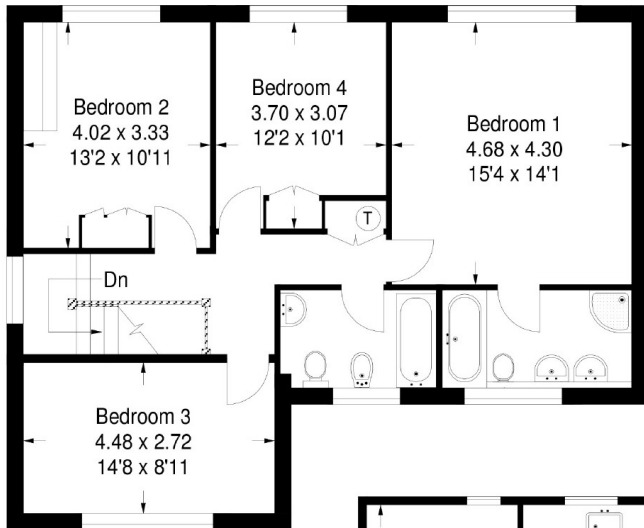
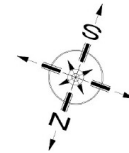
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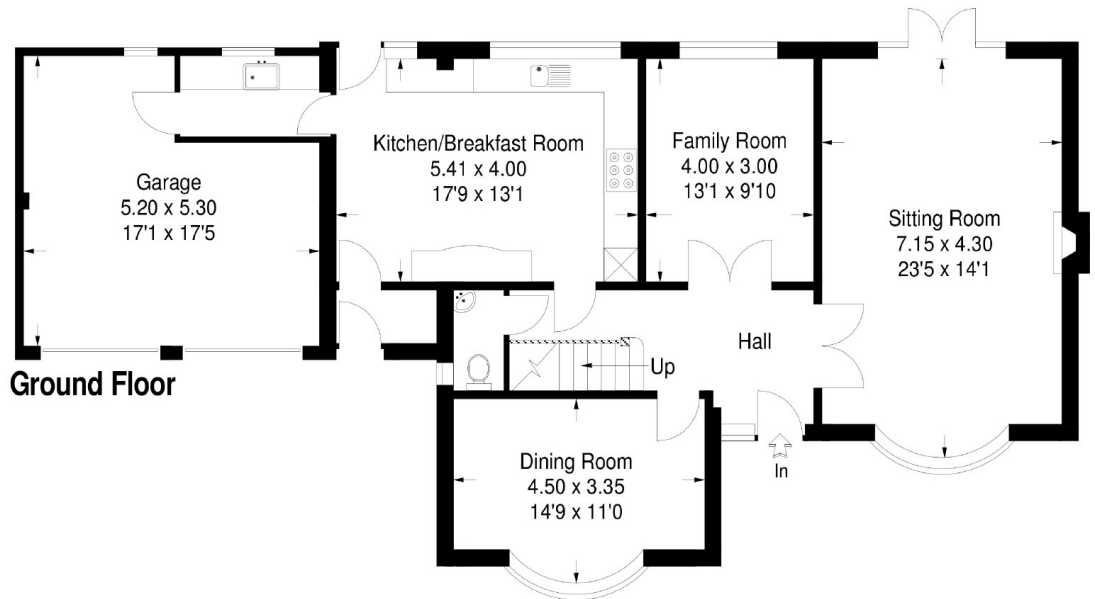


## 7 The Garth, Cobham

Approximate Gross Internal Area :-  
204 sq m / 2196 sq ft (Including Garage)



**First Floor**



**Ground Floor**

**FLOORPLANZ © 2009**  
01483 755510 Ref 57535

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" & are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.