



Calvi, 26 Knowle Park, Cobham, KT11 3AB

£2,400 PCM

COBHAM OFFICE

4 Anyards Road, Cobham, Surrey KT11 2JZ

Tel: 01932 868 448 Email: cobham@boycethornton.co.uk

www.boycethornton.co.uk

Quietly located detached house with superb gardens in pleasant cul de sac, convenient for station.

HOW TO GET THERE

From Cobham High Street proceed on to the Stoke Road, continue for approximately one mile, taking the next turning on the left hand side after Fairmile Lane into Knowle Park, the property will be found towards the end of the cul de sac on the right hand side.

SITUATION & DESCRIPTION

Knowle Park is an attractive residential close conveniently located for Cobham/Stoke D'Abernon railway station which provides fast and frequent services to Waterloo.

Nearby road junctions include the A3 trunk road and junction 10 of the M25 at Wisley.

There are an excellent selection of schools in the area including the American Community School.

26 Knowle Park is a detached house standing on a large plot with secluded rear gardens. Accommodation includes a spacious reception room and four good bedrooms with the majority of the windows being replaced with double glazed units.

ACCOMMODATION

Front door to entrance hall.

CLOAKROOM

With low level wc and hand basin.

LIVING ROOM

7.24m x 5.46m max (23'9" x 17'11" max)

A spacious double aspect room with open fireplace.

KITCHEN/BREAKFAST ROOM

5.44m x 2.39m (17'10" x 7'10")

Range of built in base and wall units, work surfaces with inset sink, inset gas hob, built in oven, garden aspect, door to

UTILITY ROOM

With doors to garden.

BEDROOM ONE

4.24m x 3.02m (13'11" x 9'11")

BEDROOM TWO

3.30m x 3.25m max (10'10" x 10'8" max)

BEDROOM THREE

3.63m max x 2.34m (11'11" max x 7'8")

BEDROOM FOUR

3.33m x 2.31m (10'11" x 7'7")

BATHROOM

With enclosed bath, low level wc and hand basin.

SEPARATE SHOWER ROOM

Fully tiled shower cubicle.

GARAGE

Single garage with additional carport.

GARDEN

COUNCIL TAX

Band G - £3,104.76 for 2018/19.

FEES

Important information about our fees. When you rent a property via Boyce Thornton the following fees should be taken into account.

Tenancy Set Up Fee - £150 inc VAT per property.

Individual Reference Fee - £50 inc VAT per applicant.

Guarantor Reference Fee - £50 inc VAT per guarantor

Company Reference Fee - £100 inc VAT

Energy Performance Certificate

26, Knowle Park, COBHAM, KT11 3AB

Dwelling type:	Detached house	Reference number:	8566-6720-5989-0167-4992
Date of assessment:	13 October 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 October 2016	Total floor area:	206 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,327
Over 3 years you could save	£ 2,073

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 288 over 3 years	
Heating	£ 5,505 over 3 years	£ 3,693 over 3 years	
Hot Water	£ 450 over 3 years	£ 273 over 3 years	
Totals	£ 6,327	£ 4,254	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
	53	72	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,527	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 321	✔
3 Low energy lighting for all fixed outlets	£15	£ 69	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

