



Rushtons, 5 Broad Highway, Cobham, KT11 2RR £5,750 PCM

COBHAM OFFICE
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www.boycethornton.co.uk

An attractive family home quietly located on the exclusive Oxshott Way, gated private estate, easily accessible to the shopping centre, railway station and schools including the International School. Offering excellent accommodation with generous rooms sizes.

HOW TO GET THERE

From Cobham High Street proceed onto the Stoke Road and take the second turning on the left hand side into Leigh Hill Road then bearing right through the gates onto Mizen Way. Broad Highway is the third turning on the left hand side. The property will be found after a short distance on the left.

RECESSED ENTRANCE PORCH

LARGE RECEPTION HALL

Coat cupboard.

CLOAKROOM

Wash basin and wc.

SITTING ROOM

Stone fireplace with gas coal fire.

FAMILY ROOM

Patio doors to garden, gas coal fire.

DINING ROOM

STUDY

Door to garden.

KITCHEN/BREAKFAST ROOM

Fitted with range of base and wall cupboards, granite work surfaces, built in double oven, gas hob, fridge/freezer, integrated dishwasher.

UTILITY ROOM

Base and wall cupboards, washing machine, tumbler dryer, integrated fridge, door to garden and door to garage.

FIRST FLOOR LANDING

BEDROOM ONE

Archway to dressing area with range of wardrobe cupboard.

ENSUITE BATHROOM

Bath, separate large shower compartment, wc and wash basin.

BEDROOM TWO

Built in wardrobe cupboard.

ENSUITE BATHROOM

Bath, wc, wash basin.

BEDROOM THREE

BEDROOM FOUR

Built in wardrobe cupboard.

BEDROOM FIVE

Built in wardrobe cupboard.

FAMILY BATHROOM

Corner bath, large shower compartment, wc, wash basin.

ATTACHED DOUBLE GARAGE

GARDENS

Good size, well maintained by landlord's gardener.

COUNCIL TAX

Band G - £3104.76 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

5 Broad High Way
 COBHAM
 Surrey
 KT11 2RR

Dwelling type: Detached house
 Date of assessment: 26 March 2009
 Date of certificate: 26 March 2009
 Reference number: 0856-2896-6074-0521-7811
 Total floor area: 334 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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO ₂)	
Current	Potential	Current	Potential
64	73	53	69

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	213 kWh/m ² per year	156 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	8.7 tonnes per year
Lighting	£253 per year	£169 per year
Heating	£1465 per year	£1088 per year
Hot water	£216 per year	£187 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.

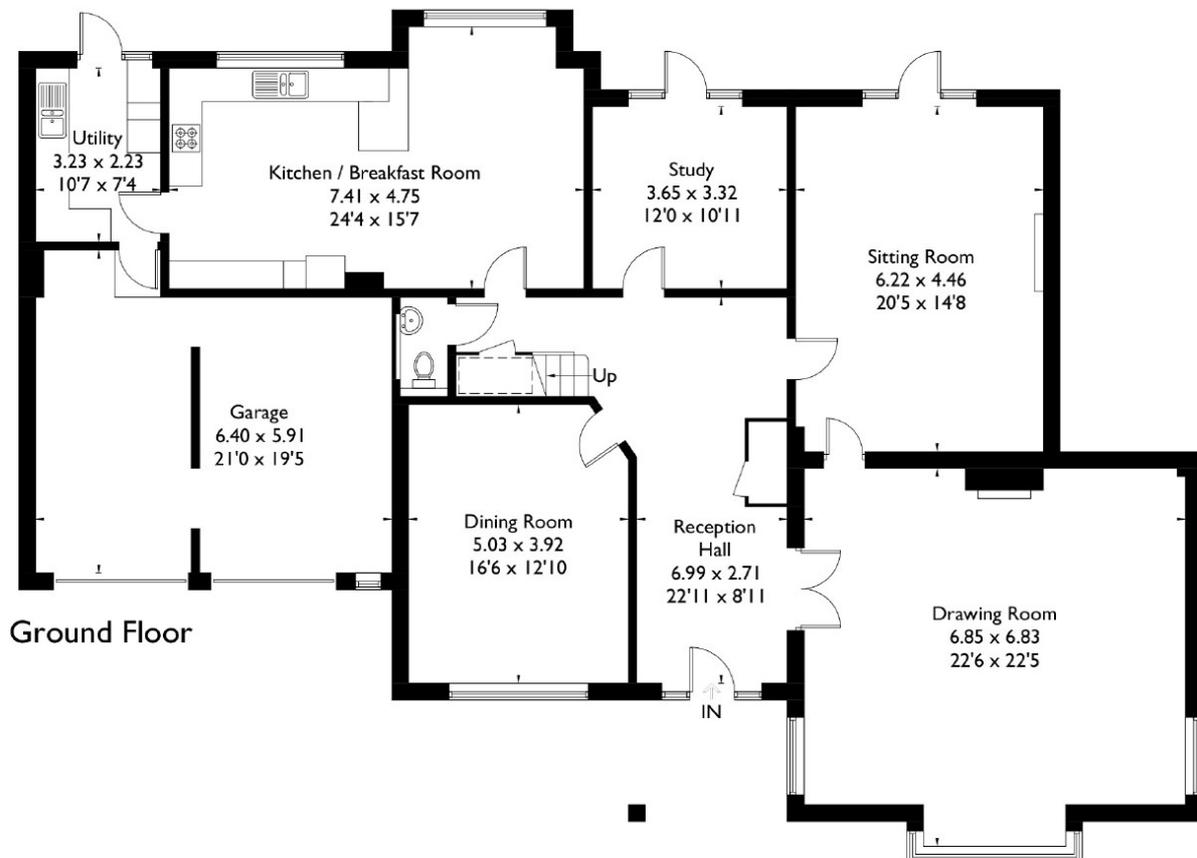
To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
 For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



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Approximate Gross Internal Area = 354.4 sq m / 3815 sq ft
(Including Garage)



FLOORPLANZ © 2015 0845 6344080 Ref: 150417

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. 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.