



31 Twinoaks, Cobham, KT11 2QW

£4,000 PCM

COBHAM OFFICE
4 Anyards Road, Cobham, Surrey KT11 2JZ
Tel: 01932 868 448 Email: cobham@boycethornton.co.uk

www.boycethornton.co.uk

Spacious family home in a quietly located residential close on the Cobham/Oxshott borders.

DIRECTIONS

From Cobham High Street proceed onto the Stoke Road then take the seventh turning on the left hand side into Fairmile Lane. At the mini roundabout carry straight onto Water Lane and at the top of the road continue onto Little Heath Lane. Take the third turning on the left into Twinoaks. The property will be found past the roundabout on the left hand side.

EXTENALLY

Carriage driveway, mature bushes, double garage and front door to:

RECEPTION HALL

Tiled floor.

CLOAKROOM

Front aspect, wash basin, w.c.

SITTING ROOM

Double aspect. Gas coal effect fire, sliding doors to garden.

FAMILY ROOM

Door to kitchen.

DINING ROOM

Side and rear aspect, doors to garden.

KITCHEN

Range of modern wall and base units, with integrated oven, hob and dishwasher. Fridge/freezer and door to garden.

UTILITY ROOM

With washing machine, tumble dryer, inset sink and storage.

STAIRS UP TO:

BEDROOM ONE

Rear and side aspect, carpeted and with built-in wardrobes. Door to

EN SUITE BATHROOM

Side aspect, with bath, shower, washbasin, W.C.

BEDROOM TWO

Front aspect and carpeted. Door to:

EN SUITE BATHROOM

Side aspect, with bath, washbasin and w.c.

BEDROOM THREE

Front aspect, carpeted and with built-in storage.

BEDROOM FOUR

Rear aspect and carpeted.

BEDROOM FIVE

Front aspect and carpeted.

BEDROOM SIX/STUDY

Front aspect and carpeted.

FAMILY BATHROOM

Bath, separate shower compartment, W.C., wash basin.

GARAGE

GARDEN

Extending to approx 130ft. Maintained by landlord's gardener, laid to lawn with patio area and mature borders.

COUNCIL TAX

Band H - £3725.72 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:

Fees:

Tenancy Set Up Fee: £150 inc VAT per property

Individual Reference Fee: £50 inc VAT per applicant

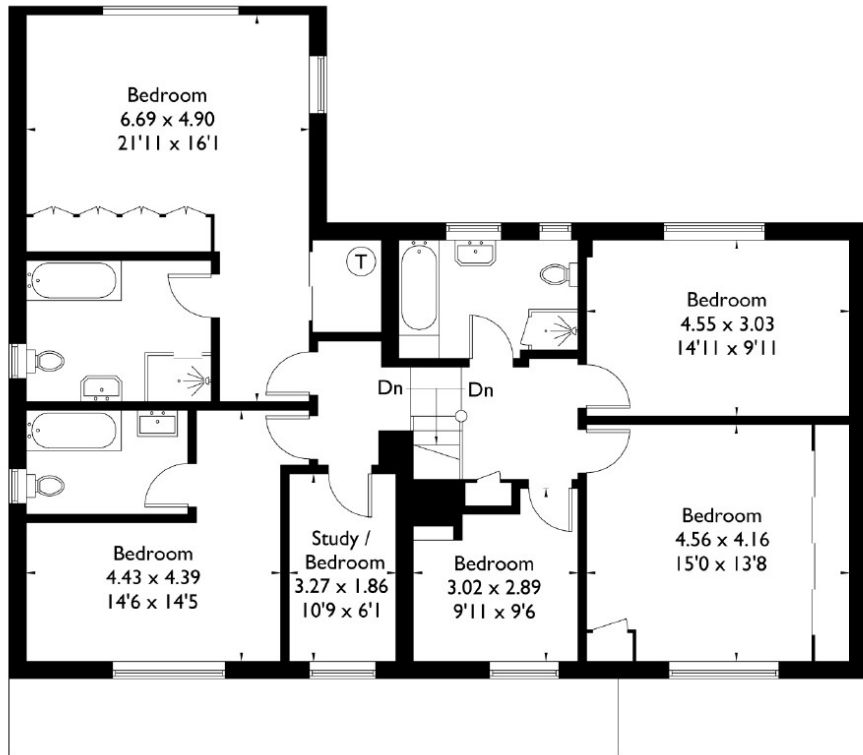
Guarantor Reference Fee: £50 inc VAT per guarantor

Company Reference Fee: £100 inc VAT

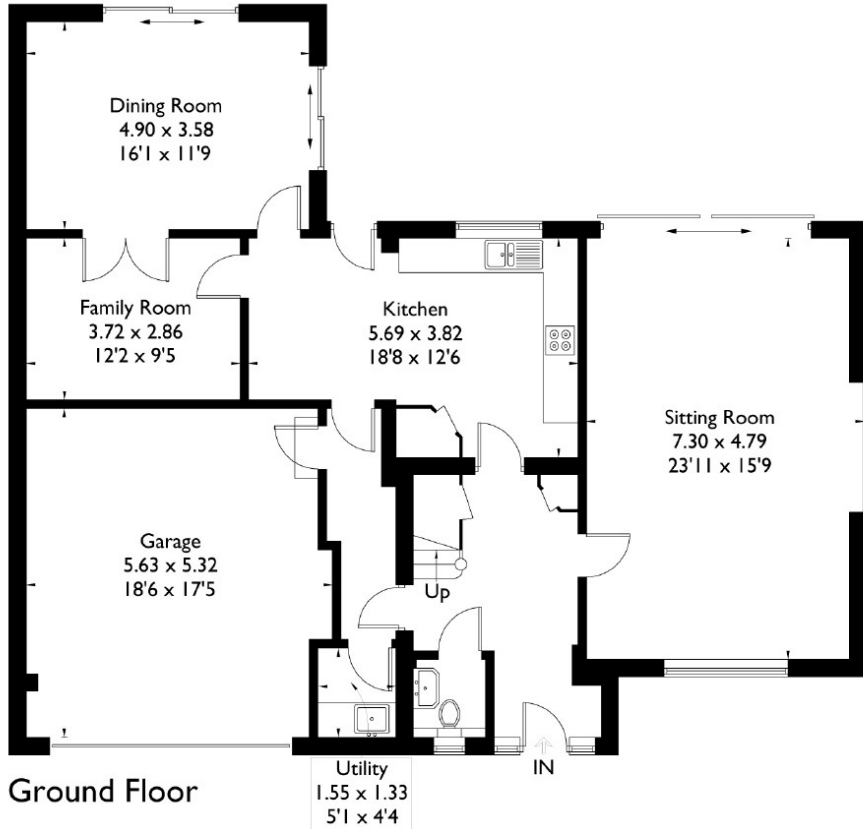


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Approximate Gross Internal Area = 260.9 sq m / 2808 sq ft
(Including Garage)



First Floor



Ground Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 146433

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.