



17 Hogshill Lane, Cobham, KT11 2AG

£600,000 Freehold

COBHAM OFFICE

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A spacious semi-detached house located in a sought after road within easy walking distance of the High Street. Feature include generous room sizes including two separate reception rooms whilst two of the bedrooms are good doubles. The house offer scope for extension and modernisation.

### ARCHED RECESSED ENTRANCE PORCH

Front door to

### ENTRANCE HALL

Understair cupboard.

### CLOAKROOM

W.c. Washbasin.

### DINING ROOM

Front aspect

### SITTING ROOM

Rear aspect with door to garden, brick fireplace with solid fuel stove.

### KITCHEN

Wood fronted base and wall cupboards, work surfaces, inset sink unit, space for slot in cooker, under counter fridge, plumbing for washing machine, wall mounted gas fired boiler, door to garden.

### FIRST FLOOR LANDING

Access hatch to loft.

### BEDROOM ONE

Rear aspect, spacious double room,

### BEDROOM TWO

Front aspect, another good double,

### BEDROOM THREE

Side aspect

### BATHROOM

Bath, wc and wash basin.

### REAR GARDEN

Extensively stocked with a wealth of trees, shrubs and herbaceous plants, path to rear, shed and greenhouse, gated side access to front garden.

### FRONT GARDEN

Hard standing for one car.

### COUNCIL TAX

Band E - £2,365.45 for 2019/20.

## Energy Performance Certificate

**17, Hogshill Lane, COBHAM, KT11 2AG**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8931-7421-1250-5179-7996
<b>Date of assessment:</b> 11 September 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 11 September 2019	<b>Total floor area:</b> 108 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,952</b>
<b>Over 3 years you could save</b>	<b>£ 1,035</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	<div style="background-color: #4F81BD; color: white; padding: 5px; border: 1px solid black;"> <b>You could save £ 1,035 over 3 years</b> </div>
Heating	£ 2,298 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 387 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 2,952</b>	<b>£ 1,917</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs		83	<p>The graph shows the current energy efficiency of your home. 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> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	62		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs			(1-20) <b>G</b>

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

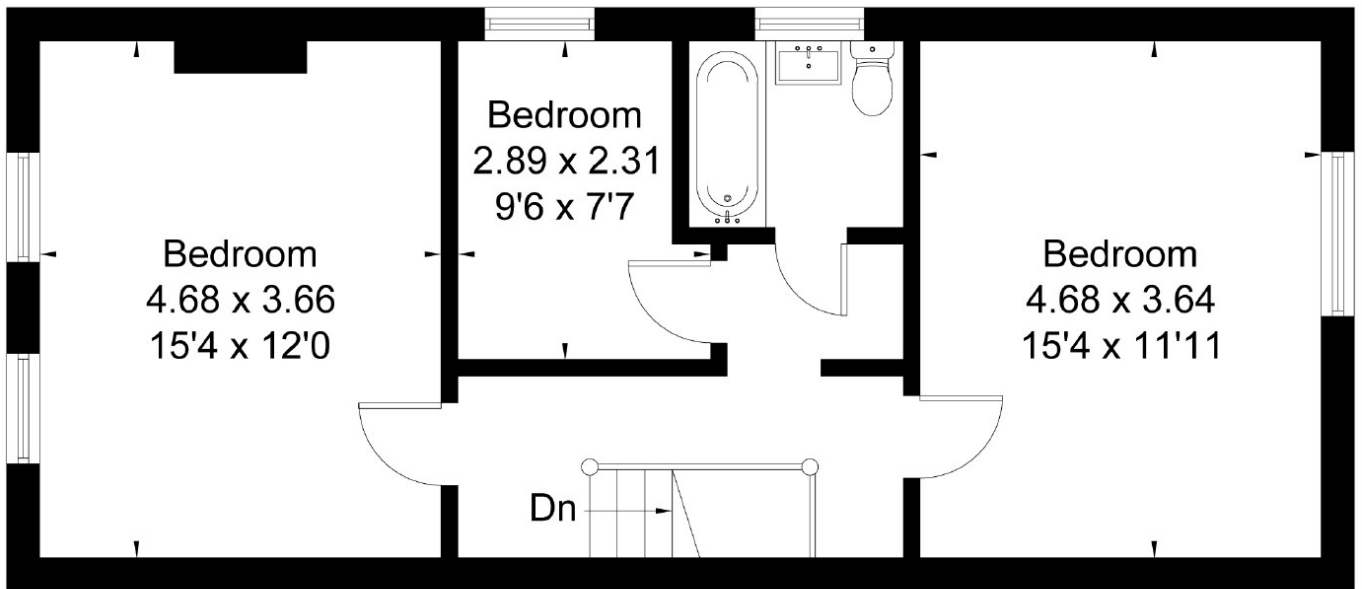
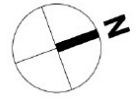
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 729
2 Floor insulation (suspended floor)	£800 - £1,200	£ 174
3 Solar water heating	£4,000 - £6,000	£ 132

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

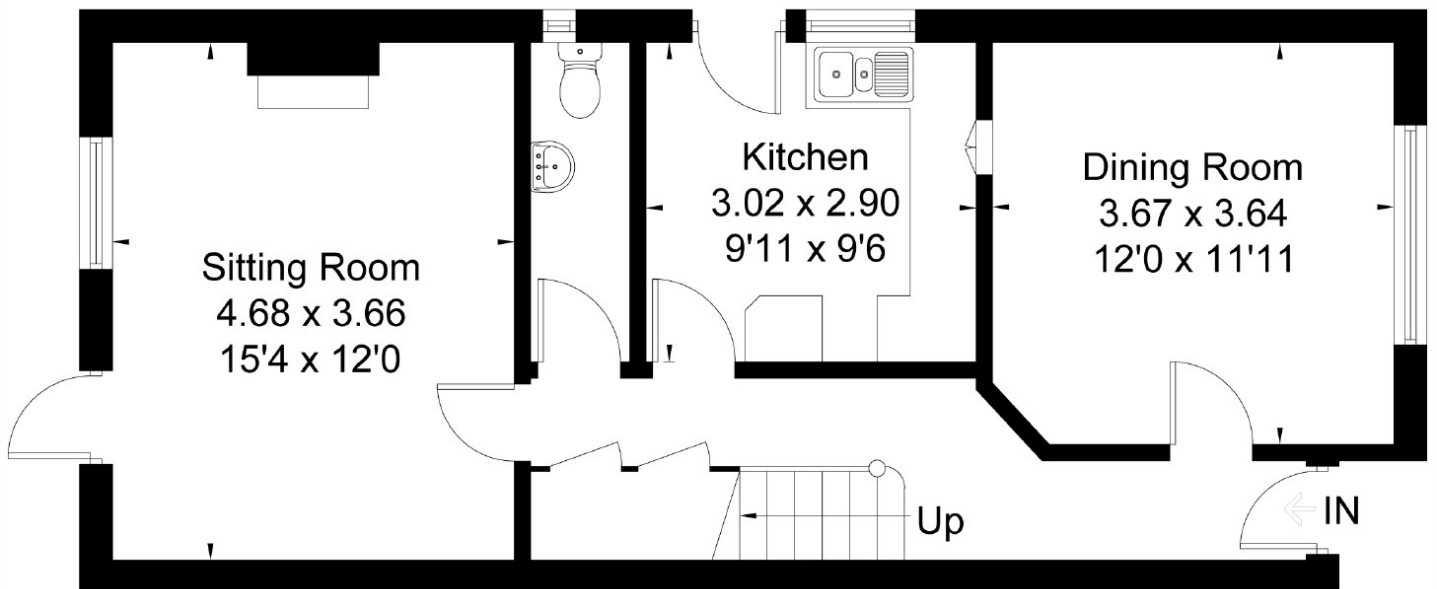
To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Approximate IPMS2 Floor Area = 108.9 sq m / 1172 sq ft



First Floor



Ground Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 242048