



31 Twinoaks, Cobham, KT11 2QW
£4,500 PCM

DIRECTIONS

From our office in Oxshott, head down Oakshade Road. At the bottom turn left onto Steels Lane and shortly after the grocery shop turn right into Blundel Lane. Head over the railway line, around the bend at Brown's Corner and Twinoaks is the second turning on the right.

FRONTAGE

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

RECEPTION HALL

Tiled floor

CLOAKROOM

Front aspect, wash hand basin, W.C.

SITTING ROOM

23'11" x 15'8" (7.30m x 4.79m)

Double aspect. Coal effect gas fire, sliding doors to garden.

FAMILY ROOM

12'2" x 9'4" (3.72m x 2.86m)

Door to kitchen.

DINING ROOM

16'0" x 11'8" (4.90m x 3.58m)

Side and rear aspect, doors to garden.

KITCHEN

18'8" x 12'6" (5.69m x 3.82m)

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

21'11" x 16'1" (6.69m x 4.91m)

Front aspect and carpeted. Door to:

EN SUITE BATHROOM

Side aspect. Bath, shower, wash hand basin and W.C.

BEDROOM TWO

14'6" x 14'4" (4.43m x 4.39m)

Front aspect and carpeted. Door to:

EN SUITE BATHROOM

Side aspect. Bath with hand held shower head, wash hand basin and W.C.

BEDROOM THREE

14'11" x 13'7" (4.56m x 4.16m)

Front aspect, carpeted and with built-in storage.

BEDROOM FOUR

Rear aspect and carpeted.

BEDROOM FIVE

9'10" x 9'5" (3.02m x 2.89m)

Front aspect and carpeted.

BEDROOM SIX/STUDY

10'8" x 6'1" (3.27m x 1.86m)

Front aspect and carpeted.

FAMILY BATHROOM

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

GARAGE

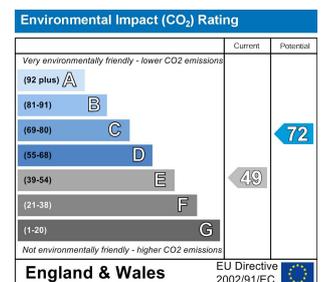
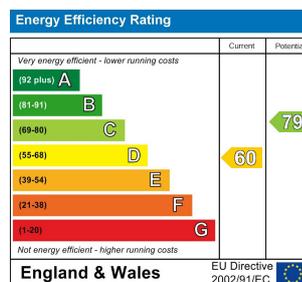
Spacious double garage.

GARDEN

Stunning south-westerly facing garden extending to approx 130ft. and maintained by landlord's gardener. Laid to lawn with patio area and with mature borders.

COUNCIL TAX

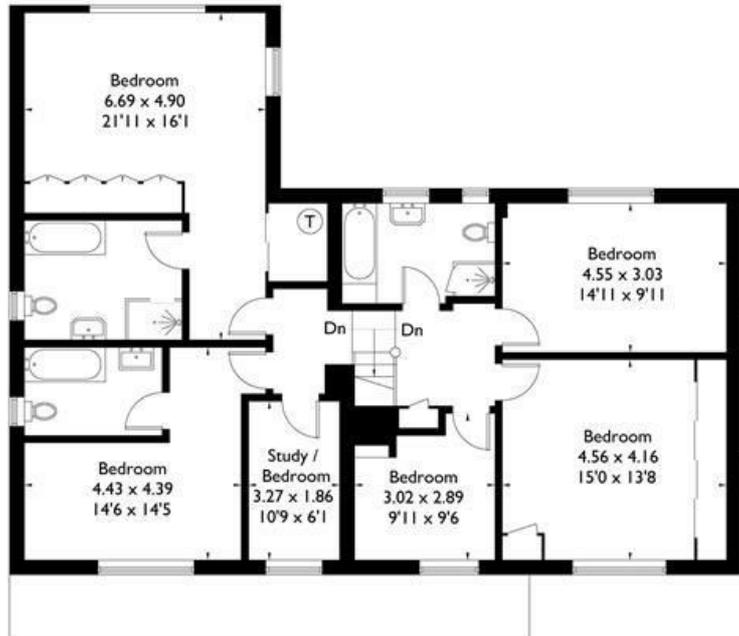
Band H - £4,884.12 (2025/26)





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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.