



41 Winston Drive, Cobham, KT11 3BP
Price Guide £800,000 Freehold

SITUATION AND DESCRIPTION
Spacious family home with four bedrooms, two bathrooms (one en suite), two receptions, large kitchen, conservatory and large, mature garden.

LOCATION
Winston Drive is located off of Station Road in Stoke D'Abernon, convenient for train station (41 mins to Waterloo and 20 mins to Guildford) and local shops.

ENTRANCE HALL
Hard wood flooring. Stairs up, Door to:

LIVING ROOM
22'0" x 13'1" (6.71m x 4.01m)
Through lounge with double glass doors to conservatory. Hard wood flooring.

KITCHEN
20'4" x 11'10" (6.20m x 3.63m)
Rear aspect window with stable door to garden. Range of wall and base units with worktop over. Surface mounted double sink with mixer tap over. Freestanding appliances, including fridge/freezer, washing machine and dishwasher. Large range cooker with 4 ring electric hob, griddle plates, twin oven and grill set in a feature, brick

designed cooking area. Wall mounted boiler. Door to:

DINING ROOM
12'9" x 11'1" (3.91m x 3.40m)
Front aspect. Door to hallway.

CONSERVATORY
30'10" x 8'2" (9.40m x 2.51m)
Timber framed construction with double glazing, radiator heating and air conditioning. Full width of house, offering attractive entertaining area. Two sets of casement doors to rear garden.

CLOAKROOM
Low level W.C.

STAIRS TO FIRST FLOOR
LANDING
Loft access hatch with pull down ladder. Loft insulated and partially boarded for storage. Airing cupboard housing hot water tank.

MASTER BEDROOM
14'7" x 11'1" (4.47m x 3.40m)
Rear aspect Double door built-in wardrobes. Door to:

EN SUITE SHOWER ROOM
Shower cubicle, low level W.C., and wash hand basin with storage unit below.

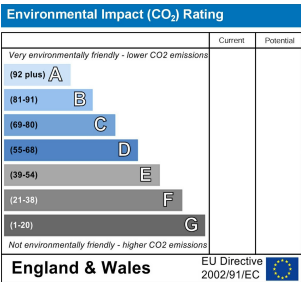
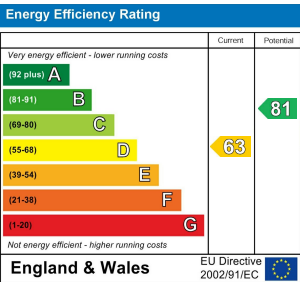
BEDROOM TWO
11'10" x 11'3" (3.63m x 3.45m)
Front aspect with two built-in wardrobes and bed-side tables.

BEDROOM THREE
15'3" x 8'9" (4.67m x 2.69m)
Twin front aspect with double door built-in wardrobe.

BEDROOM FOUR
11'3" x 9'10" (3.45m x 3.00m)
Rear aspect. Full wall of built-in wardrobes plus vanity unit with drawer and cupboard space below. Additional built-in wardrobe.

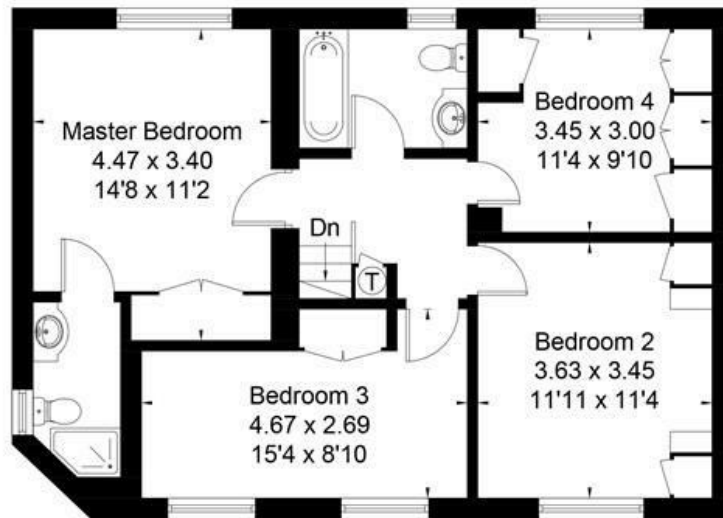
BATHROOM
Rear aspect. Tile enclosed bath with shower attachment on taps, low level W.C., and wash hand basin with storage unit below.

GARDEN
Attractive garden, 53' long and 106' at its widest point, mostly laid to lawn, with patio area, mature borders and a variety of apple and pear trees. Large wooden shed with internal and external power supply.

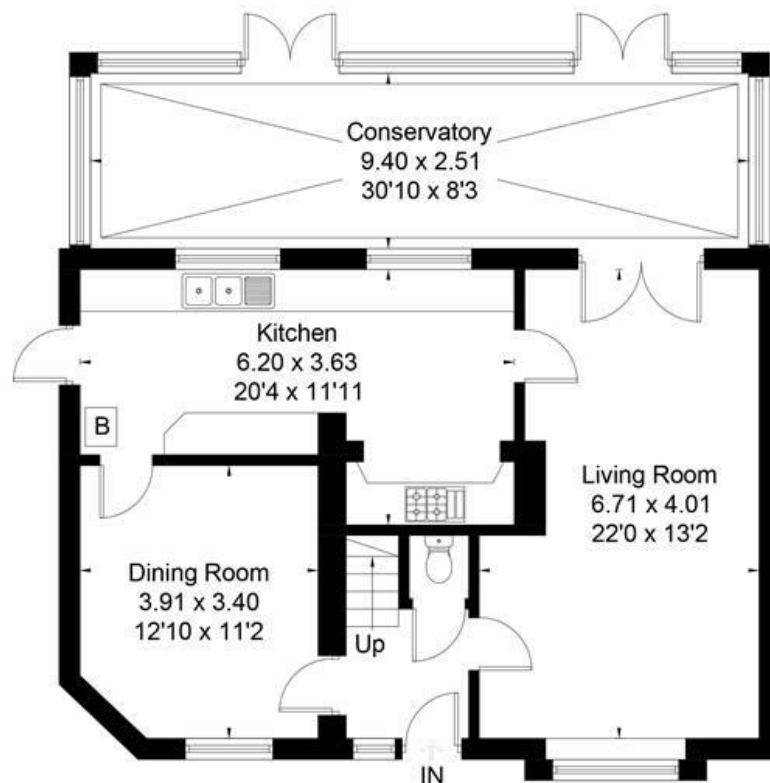




Approximate Floor Area = 157.2 sq m / 1693 sq ft



First Floor



Ground Floor

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