



**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)

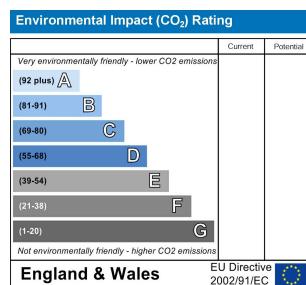
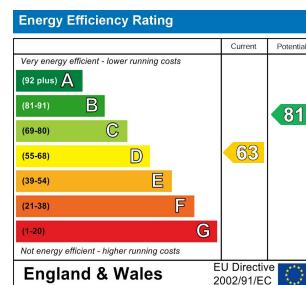
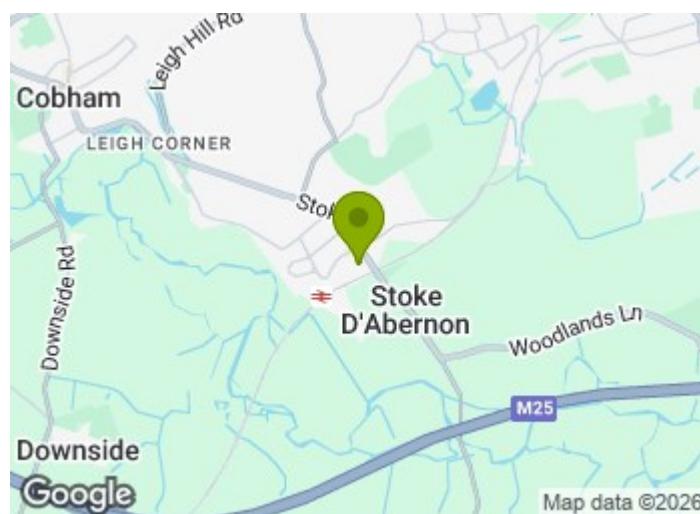
Rear aspect. Full wall of built-in wardrobes plus vanity unit with drawer and cupboard space below. Additional built-in wardrobe.

## BATHROOM

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

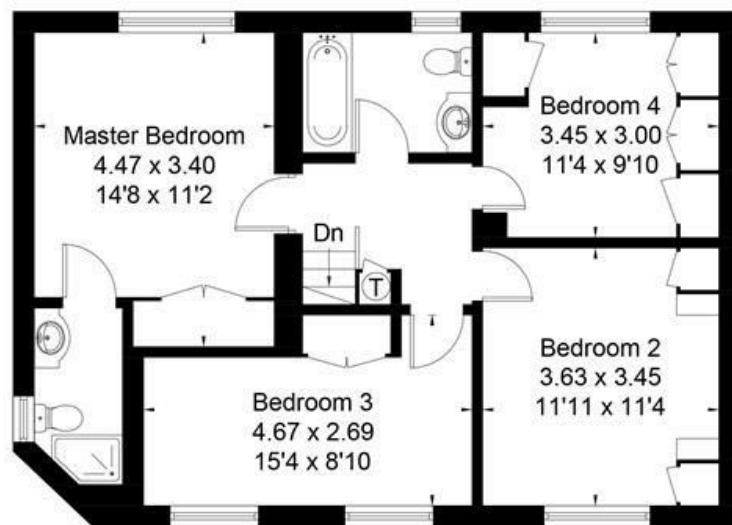
## GARDEN

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.

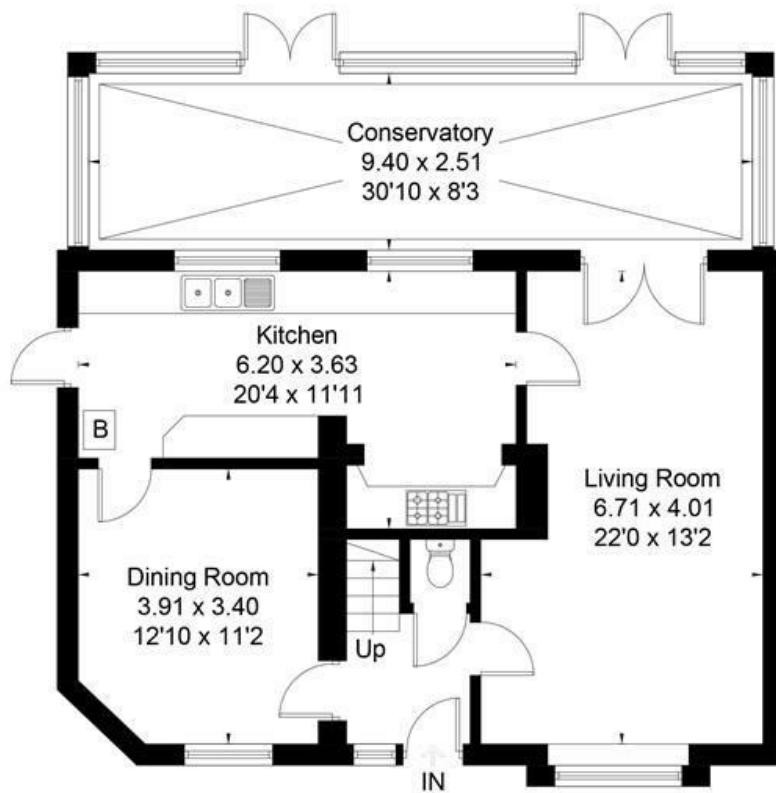




Approximate Floor Area = 157.2 sq m / 1693 sq ft



## First Floor



## Ground Floor

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