



St. Andrews Gardens, Cobham.

£4,000 pcm

**GROSVENOR**  
SURREY



## 22 St. Andrews Gardens

### Cobham

A well presented four bedroom detached home with double garage within close proximity to Cobham Village and the American Community School.

Newly decorated and carpeted in light and neutral colours and with refreshed kitchen and bathroom, this well presented home is ready to move into.

The ground floor consists of a traditional kitchen, utility room and dining room with glass doors into the bright conservatory. There's a dual aspect living room with gas coal effect fireplace and floor to ceiling sliding doors which lead to the garden.

Upstairs there are four good size bedrooms and two modern barrooms.

Outside at the rear, the patio leads from the house to the lawned area which is surrounded by borders containing plants and shrubs.

At the front there is ample parking for four cars on the driveway and a useful garage.

St Andrews Gardens is ideally placed for the Cobham Free School and the American Community School

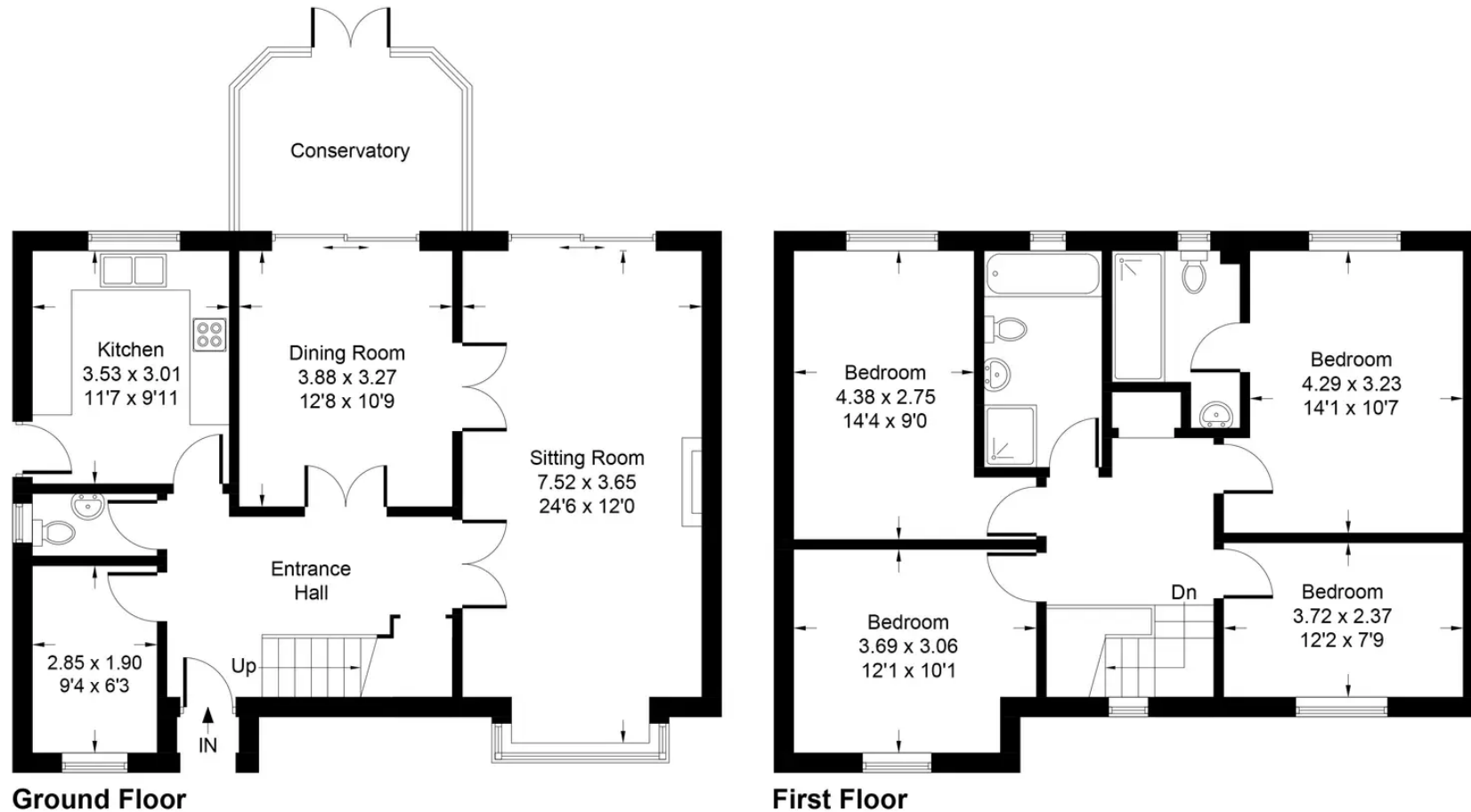
EPC Rating: C

Council Tax Band: G



# St Andrews Gardens, Cobham, KT11

Approximate Gross Internal Area  
151.6 sq m / 1632 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Grosvenor Surrey & by IDENTIKA LTD

## Grosvenor Surrey - Cobham

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