



35 Leigh Hill Road, Cobham. KT11 2HU

£3,850 pcm

**DAVIES**  
PROPERTY PARTNERS



## 35 Leigh Hill Road

Cobham KT11 2HU

ucked away from the road and approached via a private driveway, a unique four bedroom semi detached property, constructed in the early 1900's.

With charm throughout, the property consists of a formal living room overlooking the south facing terrace, kitchen/diner, family room with access to the rear garden and a further utility and cloakroom.

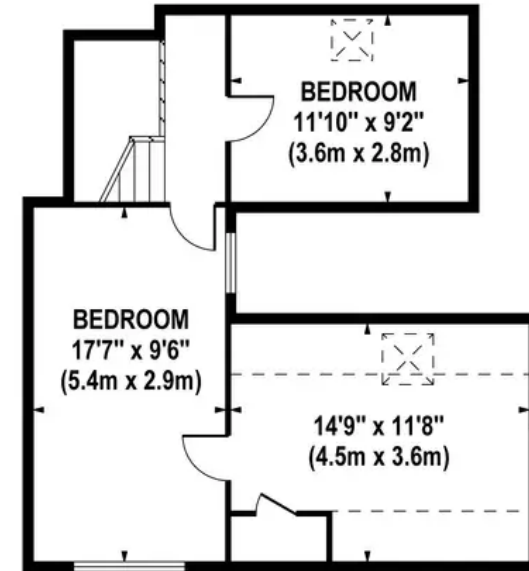
On the first floor there is a master suite, double bedroom and family bathroom.

On the second floor there are two further double bedrooms with access to either a 5th bedroom or storage room.

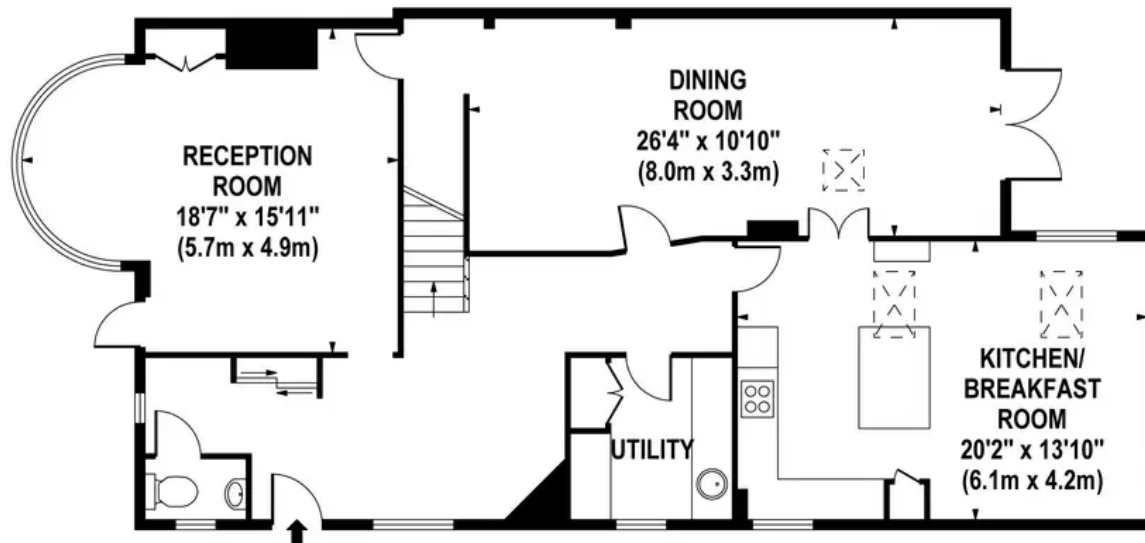
With a well maintained rear garden, separate terrace and off street parking. Viewings are recommended to appreciate this charming property.

EPC Rating: D

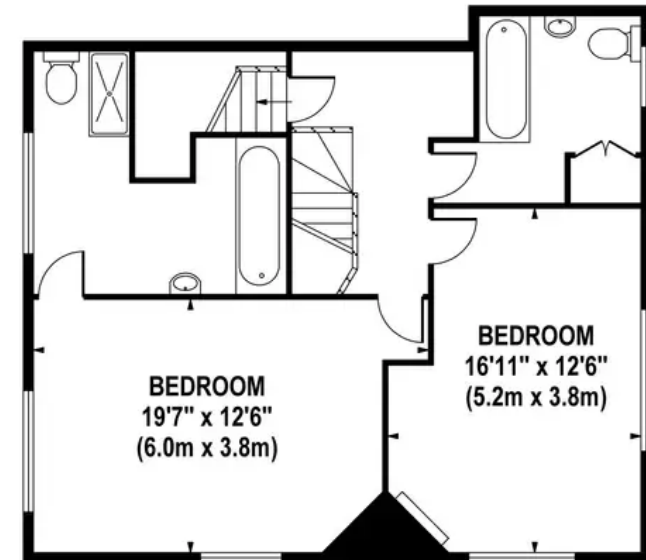




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 2464 SQ FT / 229 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given