



The Annexe, 33 Leigh Hill Road, Cobham. KT11 2HU



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**Guide Price: £1,550 Per Month**

A unique and peaceful lodge annexe with wonderful leafy views and open-plan living.

The lodge is approached via a private driveway and then wooden staircase to the first floor. From the treetop balcony the entrance leads into a large, bright and open-plan reception/kitchen room which has wooden flooring throughout, an abundance of windows and a stylish kitchen with stone work surfaces.

With careful planning of space, the separate shower room also has an utility area which is so important for open-plan living.

The bedroom is a good size double and has built in wardrobes and an aerial point.

Outside the property there is off-street parking.

\*Please note, water rates are included within the asking rent.

Viewings are highly recommended to appreciate this unique property.

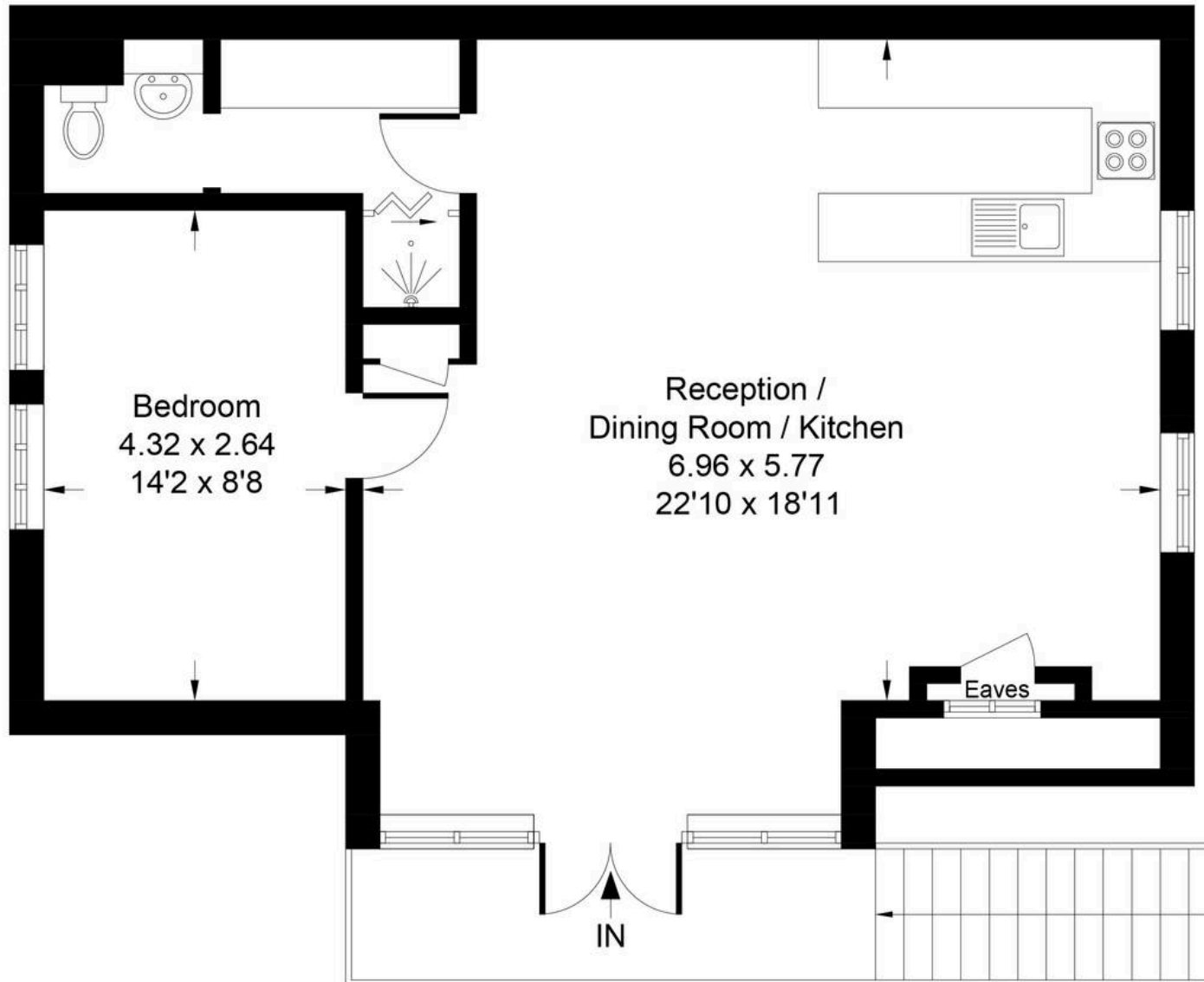
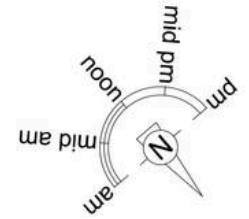
EPC Rating: D

Council Tax Band: B



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Approximate Gross Internal Area = 60.6 sq m / 652 sq ft  
(Excluding Eaves)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
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