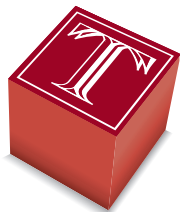




WHITE LODGE, HOGSHILL LANE, COBHAM, KT11 2AL



TRENCHARD ARLIDGE

Independent Estate Agents / Established 1935

www.trenchard-arlidge.co.uk

WHITE LODGE, HOGSHILL LANE, COBHAM, KT11 2AL

PRICE £735,000 FREEHOLD

A detached 3 bedroom house in a 97ft (29.6m) wide, south backing garden conveniently located a short distance from Waitrose, the High Street and schools. Requiring modernisation although with mostly replaced double-glazed windows and gas central heating. Covenant on the title - please enquire for details. No onward chain.

ENTRANCE LOBBY:

Quarry tiled floor.

TRIPLE-ASPECT SITTING ROOM: 18'10" x 14'3" (5.74m x 4.34m)

Parquet flooring. Stone-type fireplace with gas fire and back boiler for central heating and hot water. Two radiators.

INNER LOBBY:

DOUBLE ASPECT DINING ROOM: 15'5" x 8'9" (4.70m x 2.67m)

Radiator.

DOUBLE ASPECT KITCHEN: 11'10" x 9' (3.61m x 2.74m)

Stainless steel inset sink and drainer with mixer tap. Pine-fronted base cupboards. Requires refitting.

FIRST FLOOR LANDING:

Radiator.

BEDROOM 1: 17'9" x 9'6" (5.41m x 2.90m)

Plus depth of two double and single wardrobe cupboards. Airing cupboard with foam lagged tank. Double aspect. Radiator.

BEDROOM 3: 11'8" x 9'4" (3.56m x 2.84m)

Radiator.

BEDROOM 2: 11'9" x 7'11" (3.58m x 2.41m)

Radiator.

BATHROOM:

Pink suite with panel bath and mixer tap with shower spray. Vanity basin with cupboard below. Low level WC. Part tiled walls.

OUTSIDE:

Plot measures 97' frontage (29.6m) x 90' deep (27.4m) approximately. A well-secluded garden with mostly lawn and established variety of trees. Extensive driveway the depth of plot and three paved terrace areas.

Brick outbuilding: 17' x 10' (5.2m) x (3m)

Timber Shed.




Please note that these particulars are for guidance. Measurements are approximate and you should not rely on them for the fitting of carpets, curtains or other embellishments. We do not test appliances, equipment or services.

VIEWING: STRICTLY BY APPOINTMENT ONLY PLEASE

Elmbridge Borough Council Tax Band F

Mortgages: Our financial adviser, Baneberry Finance, offers buyers expert impartial mortgage advice.

Energy Performance Certificate



White Lodge, Hogshill Lane, COBHAM, KT11 2AL

Dwelling type: Detached house

Date of assessment: 07 October 2014

Date of certificate: 07 October 2014

Reference number: 8664-7620-2319-9863-4902

Type of assessment: RdSAP, existing dwelling

Total floor area: 104 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,309

Over 3 years you could save

£ 1,254

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 183 over 3 years	<div>You could save £ 1,254 over 3 years</div>
Heating	£ 2,502 over 3 years	£ 1,602 over 3 years	
Hot Water	£ 567 over 3 years	£ 270 over 3 years	
Totals	£ 3,309	£ 2,055	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

60

83



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 156	
2 Floor insulation	£800 - £1,200	£ 258	
3 Low energy lighting for all fixed outlets	£20	£ 45	

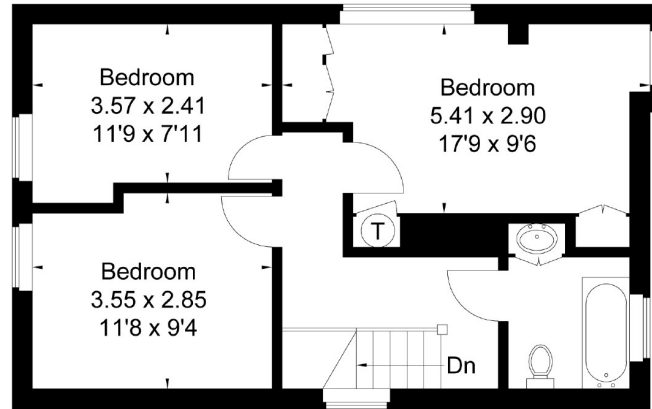
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

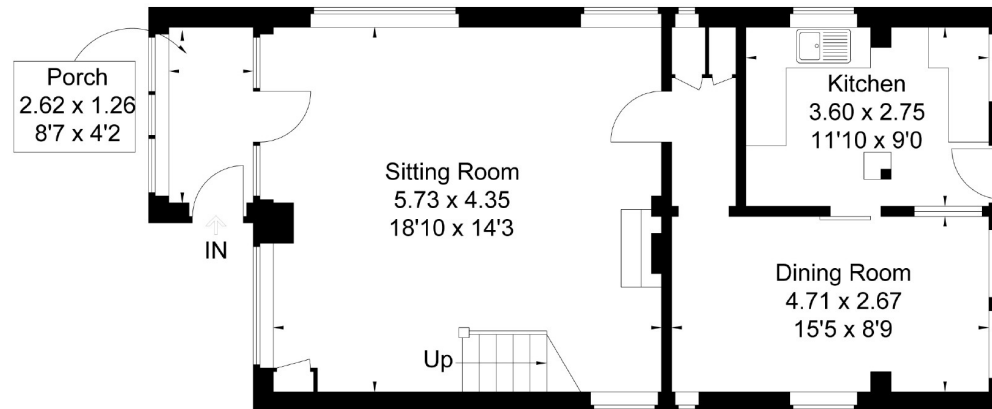
Page 1 of 4

White Lodge, Hogshill Lane, Cobham, KT11 2AL

Approximate Gross Internal Area
109 sq m / 1173 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 136570

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Oakdene Parade / Cobham / Surrey KT11 2LR
T: 01932 864242 / E: cobham@trenchard-arlidge.co.uk

Oakshade Road / Oxshott / Surrey KT22 0JU
T: 01372 843833 / E: oxshott@trenchard-arlidge.co.uk