



**BYFLEET ROAD, COBHAM, SURREY, KT11**  
**£4,250 PER MONTH UNFURNISHED**

## **FABULOUS FAMILY HOME WITH FAR REACHING VIEWS IN COBHAM**

**Weybridge | 01932 854400 | [weybridge@winkworth.co.uk](mailto:weybridge@winkworth.co.uk)**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

*[winkworth.co.uk](http://winkworth.co.uk)*

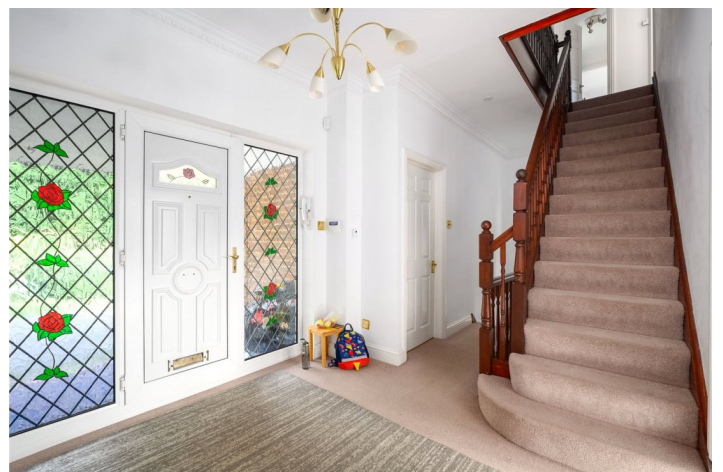
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## DESCRIPTION:

Detached five bedroom family home set behind private gates. The property offers spacious and flexible accommodation with garden views overlooking fields. The property offers 3 receptions and a conservatory on the ground floor. There is a large basement room for hobbies or large playroom. On the 1st floor there are 5 bedrooms and 3 bathrooms. Outside there are extensive gardens maintained by the landlord and a sweeping driveway giving access to a double garage.



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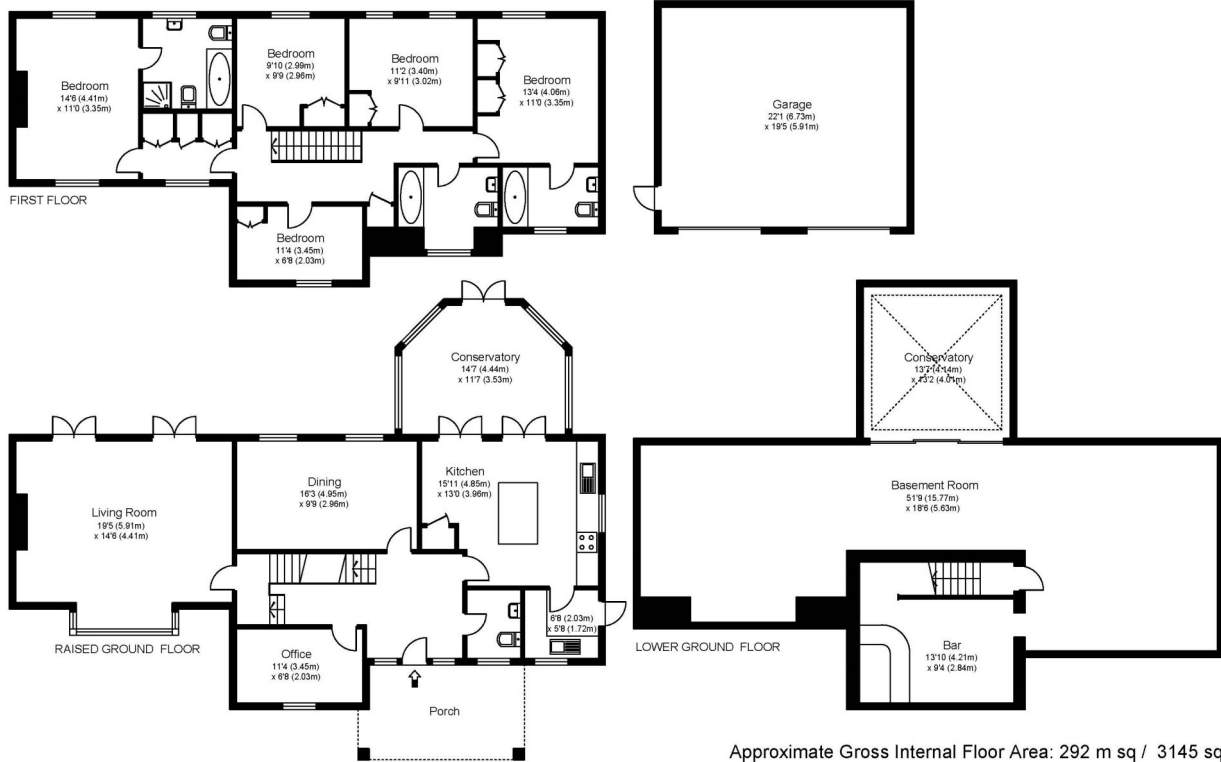
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# SILVERMERE MANOR, COBHAM, KT11



Approximate Gross Internal Floor Area: 292 m sq / 3145 sq ft  
 Garage Area: 41 m sq / 435 sq ft  
**Total Area : 333 m sq / 3580 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Deposit: £4,903.85**

**Holding Deposit:**

**Council Tax Band: H**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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