



Steep Hill Lodge

Steep Hill | | Chobham, Woking | GU24 8SZ

Offers In Excess Of £750,000

Freehold

Waterford's *W*
Residential Sales & Lettings

Steep Hill Lodge

Steep Hill |

Chobham, Woking | GU24 8SZ

Offers In Excess Of £750,000

OPEN HOUSE - SATURDAY 29th JUNE. Rarely available in this location is this detached bungalow that would lend itself to improvement.

- Detached bungalow
- Lounge, Conservatory, Study
- Family bathroom
- Off road parking with footprint for garage
- Three bedrooms
- En-suite to master bedroom
- Kitchen and separate utility room
- Surrey Heath Borough Council tax band D

DESCRIPTION

Set in an enviable location on the outskirts of Chobham village and close to common land is this most attractive detached bungalow that would lend itself to remodelling and



THREE BEDROOM
DETACHED
BUNGALOW IN
SEMI RURAL
SETTING



enlargement subject to the usual permissions. With three bedrooms this comfortable home further offers two large reception rooms and a study area plus two bathrooms. As well as a fitted kitchen there is a separate utility room. A generous size lawned rear garden that extends to both sides of the property being screened by mature hedging. Parking area and footprint for garage.

Agents note: The driveway and garden area to the front of the property belongs with Steep Hill Lodge and the owners of the neighbouring property have a right of way across the driveway to their property.

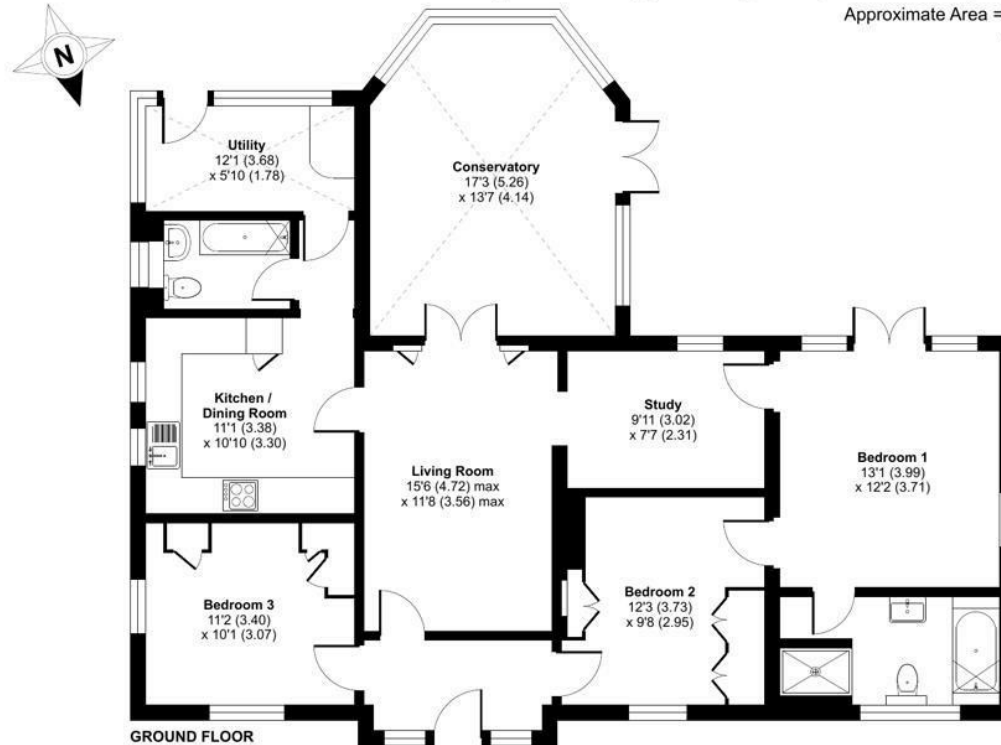
From our office in the High Street proceed in the direction of Sunningdale on the Windsor Rd. As you pass the Cloche Hat restaurant on your left hand side Steep Hill can be found also on the left. Proceed until the property is found on your right as the road bears to the left.



Steep Hill Lodge Steep Hill, Chobham, Woking, GU24

Approximate Area = 1323 sq ft / 122.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Waterfords. REF: 1033215



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			82
(11-11) B			
(10-10) C			
(9-9) D		53	
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 High Street
Chobham
Surrey
GU24 8AA
01276 858589

chobham@waterfords.co.uk