



Mincing Lane | | Chobham | GU24 8RX

Asking Price £725,000 Freehold

Waterford's W
Residential Sales & Lettings

Mincing Lane |
Chobham | GU24 8RX
Asking Price £725,000

A four bedroom family home with three reception rooms and bathroom and en-suite, set in a popular location on the edge of Chobham village centre.

- Detached house
- Four bedrooms
- Separate Lounge, Dining room & Study
- Cloakroom WC
- Kitchen/breakfast room
- Double glazed windows
- Gas fired central heating system
- SHBC tax band F

DESCRIPTION

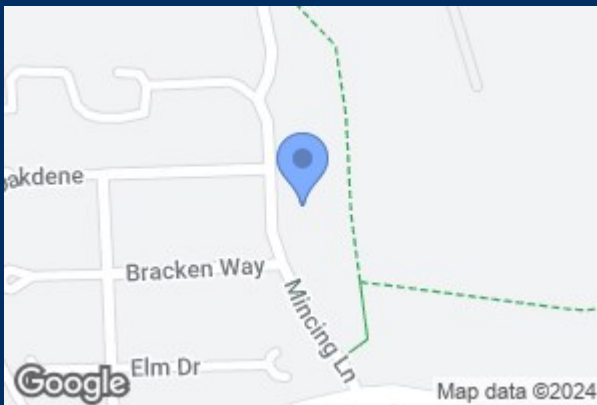
A four bedroom detached family home set in a popular location on the edge of Chobham village centre.



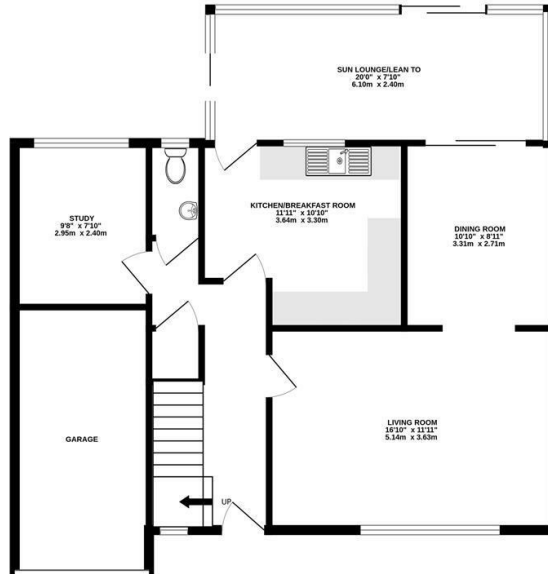
FOUR BEDROOM
DETACHED
FAMILY HOUSE



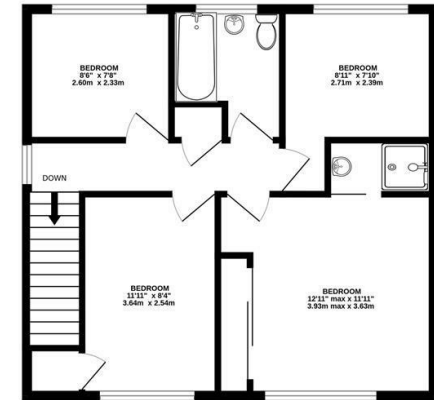
This bright and spacious property built in the early part of the 1980's boasts many noteworthy features including a separate lounge, dining room and study. The family bathroom is supported by an en-suite to the master bedroom and a downstairs cloakroom WC. A well-stocked and beautifully kept rear garden backs onto an open field. To the front of the property the house has on drive parking for 2 cars and this leads to a single attached garage with up and over door and light and power. There is a small lawned area and a degree of privacy is provided by mature hedges and bushes. To the rear this attractive and private rear garden, being largely laid to lawn with a patio, has a variety of plants, bushes and shrubs inset. There are specimen trees and the whole is enclosed by mature hedgerow. To the rear the garden backs onto open fields. From our office in the High Street proceed to the roundabout that junctions with Bagshot Rd and Windsor Rd. Cross directly onto Windsor Rd then turn right onto Chertsey Rd. Proceed until Mincing Lane is found on your left hand side.



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(11-11) B		72	
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) 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