



The Grange | | Chobham | GU24 8NQ

Asking Price £545,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

The Grange |  
Chobham | GU24 8NQ  
Asking Price £545,000

A bright and spacious detached bungalow set on this ever popular retirement development on the edge of Chobham village centre.

- Detached bungalow
- En suite to master bedroom
- Private rear garden with generous lawned space
- Attractive refitted kitchen with vaulted ceiling
- Annual Service charge of approx. £60
- Two bedrooms
- Spacious living room overlooking rear garden
- Driveway parking for three cars
- Level walk to village centre
- SHBC tax band E

## Description

Set on a private retirement development on the edge of Chobham village centre and with a minimum age restriction of 55 years, is this spacious detached bungalow that has been improved, remodeled and now features a refitted kitchen with integrated appliances and a feature vaulted ceiling. Upon entering the property you will be in the generous size living room and to the left an inner hall provides access to the two bedrooms, the master of which benefits from a range of built-in wardrobes, an en-suite shower room and a delightful view over its rear garden.





#### MEASUREMENTS

Reception/Dining Room: 20'6 x to bay x 15'8 (6.25m x 4.78)

Kitchen/Breakfast Room 16'5 x 7'3 (5 x 2.21)

Bedroom One: 11' min x 9'9 (3.35 x 2.97)

En-Suite Shower room

Bedroom Two: 10'2 max x 7'5 max (3.10 x 2.26)

Bathroom

#### Outside

To the rear the garden is mainly laid to lawn with a private patio area. A variety of plants, shrubs and bushes are set within the garden which further benefits from views of woodland to the rear. There is also a shed which has power and lighting.

To the front there is driveway parking for several vehicles and double gates provide access to further off street parking to the side of the property.

#### Directions

From our office in the High Street proceed in the direction of Sunningdale. Shortly on your right hand side will be the turning onto Chertsey Road, a short distance past this turning, but to your left you will find The Grange.

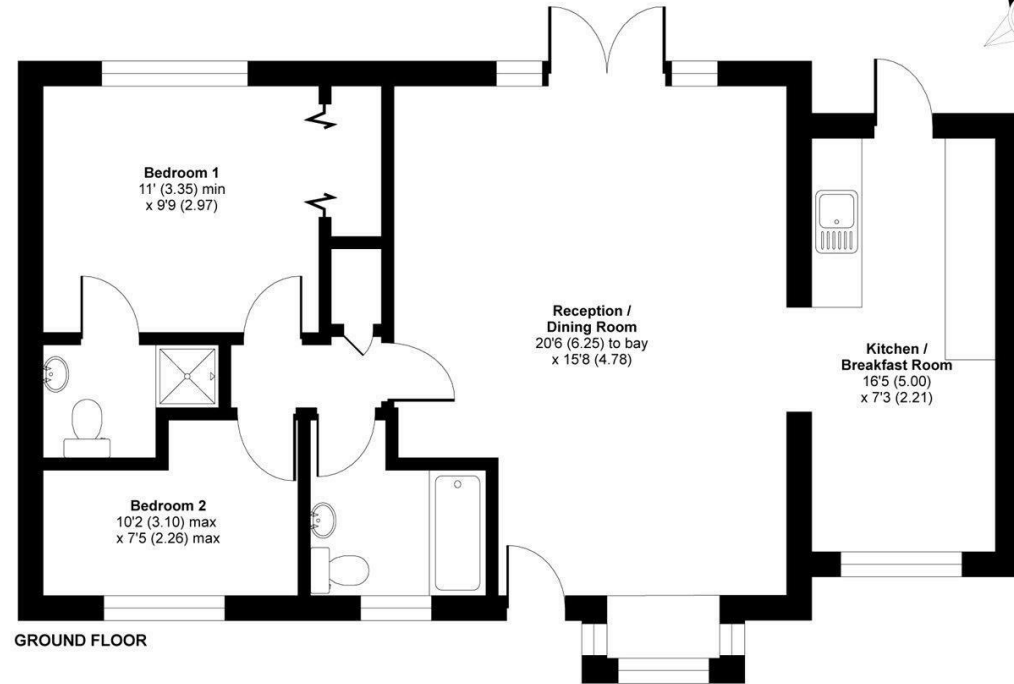
Proceed straight ahead to number 57.





## The Grange, Chobham, Woking, GU24

APPROX. GROSS INTERNAL FLOOR AREA 739 SQ FT 68.6 SQ METRES



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 misstatement. These plans 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 the 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			81
(11-11) B			
(10-10) C			
(9-9) D		62	
(8-8) E			
(7-7) F			
Not energy efficient - higher running costs			
(1-1) G			
England & Wales		EU Directive 2002/91/EC	

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