



InVillages
with SIMON BANCE

invillages.com

Lanreath
1 Delta Road, Chobham, Surrey GU24 8PY

Situated along a popular residential road, close to the centre of Chobham, this recently fully modernised single storey home offers flexible, beautifully presented accommodation plus a spacious fully lined & boarded loft space, ripe for conversion, subject to planning/building regulations. Outside is complimented by an ample gravel driveway and integral garage to the front plus well enclosed gardens to the side and rear.

The property sits in the heart of the residential area of the village, ideally positioned for easy access to the local shops, restaurants and amenities. Chobham & Horsell Commons are also close by providing an excellent choice of walks, with or without a dog.

DISTANCES - approx.

Woking (mainline station) - 4 miles; Sunningdale - 6 miles; Guildford - 8 miles; Windsor - 14.4 miles; Reading - 21.4 miles; Heathrow Airport - 16 miles; M25 (junction 11 Chertsey) - 3.8 miles; M3 (junction 2 Lightwater) - 6 miles; Gatwick Airport - 34 miles; Central London (WC1) - 30 miles.

FOR SALE - FREEHOLD

Price on application

FEATURES & ACCOMMODATION

Light & airy reception hall, cloakroom/wc, charming double aspect open plan living area comprising lounge/dining room with feature fireplace and French doors to garden, modern fitted kitchen with integrated Bosch appliances, 3 well proportioned double bedrooms (one which is currently used as a study/sitting room), luxury fitted bathroom with separate bath, shower cubicle & underfloor heating. There is also a boiler/utility room with staircase to first floor loft area which has been prepared for potential conversion, and integral garage could also be converted (Subject to planning & building regs), if further space should be required. The property is fully double glazed and warmed by gas central heating via radiators.

Outside, the property sits centrally in its plot, with attractive rendered boundary wall to front and gravel driveway providing off street parking for 3/4 cars plus integral single garage. The secluded garden is well enclosed and stretches around the property with private terrace and small lawned areas plus mature shrubs and bushes.





Ground Floor
Approx. 100.7 sq. metres (1084.1 sq. feet)



Total area: approx. 100.7 sq. metres (1084.1 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC Plan produced using PlanUp.



SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators.

FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

COUNCIL TAX: D

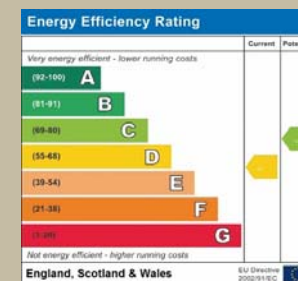
POSTCODE: GU24 8PY

DIRECTIONS

From our offices in Chobham High Street, proceed north over the mini roundabout into Windsor Road and turn first right into Chertsey Road. Continue for a short distance taking the 2nd turning on the left into Delta Road. The property will be found a short way along on the left hand side.

IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.



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