



InVillages
with SIMON BANCE

invillages.com

57 The Grange
Chobham, Surrey GU24 8NQ



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A very well appointed 2 bedroom detached retirement bungalow fully refurbished a few years ago, with large bright living space, luxury modern kitchen/breakfast room, and enclosed south-west rear garden backing onto private woodland, peacefully situated in one of the best positions at the back of this highly sought-after development, close to the village centre and amenities.

* Spacious open plan double aspect living/dining room with log burner & French doors to garden * vaulted modern fitted kitchen/breakfast room with integrated appliances * master bedroom with built-in wardrobe & re-fitted en-suite shower room * single bedroom 2 * modern bathroom * gas central heating via radiators * replacement double glazing * driveway parking for 3-4 vehicles * space to build garage/car port (stpp) * good size private enclosed garden mainly lawned with sun terrace & backing onto woodland * No Chain *

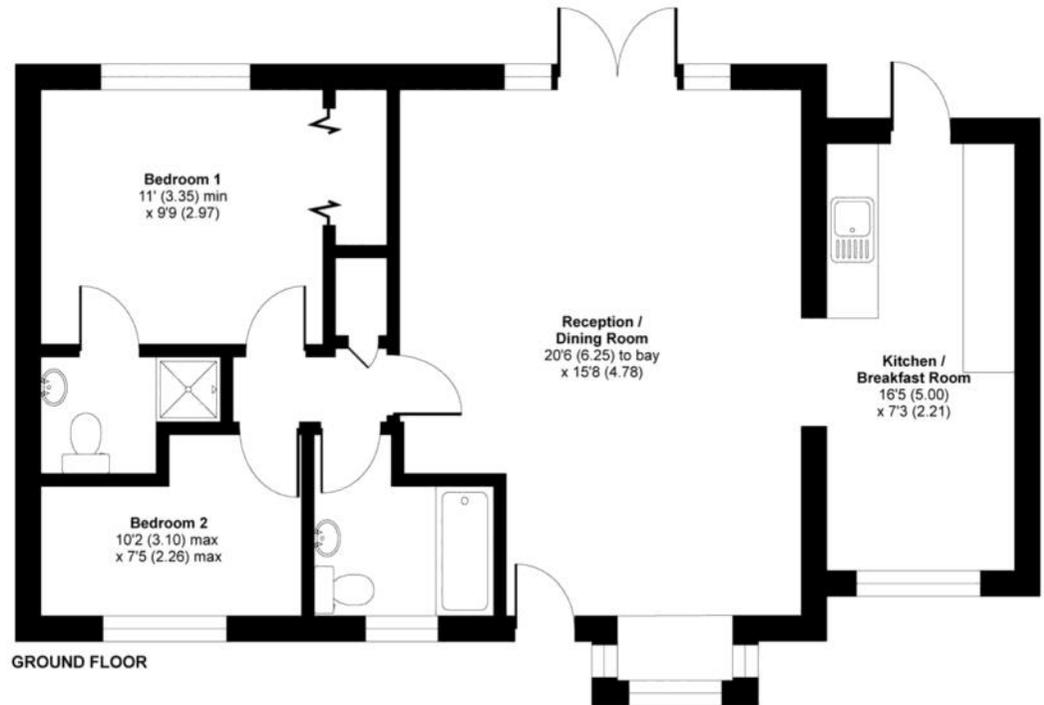
Price Guide £545,000 Freehold



Services: Mains gas, electricity and drainage are connected.
Gas fired central heating via radiators. Fully double glazed.
Council Tax: Band E - Surrey Heath Borough Council - EPC Rating - Band D

Agents Note : 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, if you are unsure we advise you to check with your surveyor or solicitor.

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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*“ Specialist Estate Agents for Village Property
& Country Homes ”*

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