



**InVillages**  
with SIMON BANCE

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**Delta Lodge**  
2 Delta Close, Chobham, Surrey GU24 8QH



## **DELTA LODGE, 2 DELTA CLOSE, CHOBHAM GU24 8QH**

A deceptively spacious modern home presented in immaculate condition, set in the heart of the Chobham village, within walking distance of local amenities including some exceptional restaurants and bars. Providing plenty of off road parking, plus overspill parking for visitors. Fabulous family 4 bedroom detached house with open plan kitchen/diner and enclosed private garden.

Accommodation includes:-

Spacious hallway with modern cloakroom and large coats and shoe cupboard \* Light and airy lounge \* Impressive kitchen/diner with french doors onto patio area \* Fully fitted kitchen with tiled floor, includes:- gas hob, extractor fan, built-in oven, grill, microwave, fridge, freezer, dishwasher and washing machine \* internal access to garage with tumble dryer \* Galleried staircase/landing \* Master bedroom with built-in wardrobes and en-suite shower room \* Bedroom 2 with built-in wardrobes \* 2 further bedrooms (1 x double 1 x single) \* Water softener \* Fully enclosed garden with large patio and lawn area

**Rent: £2,500 per calendar month**

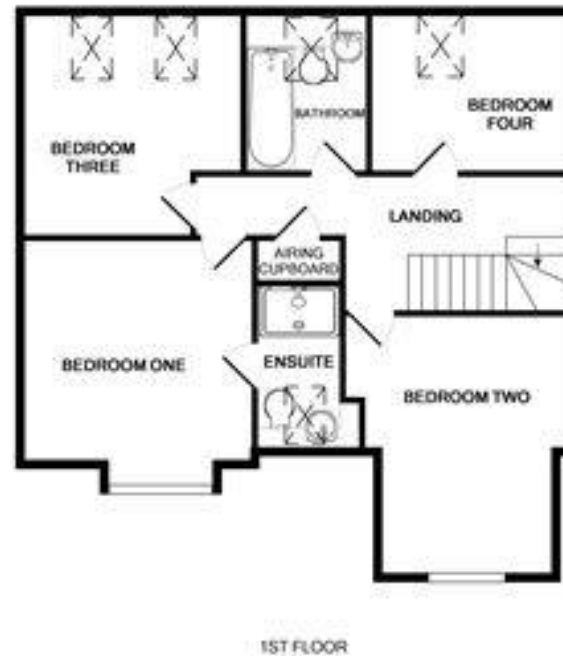
**Unfurnished**

**Available: Immediately**

Note: There is a one off administration charge of GBP 258 (including VAT) for this property, payable to the Agent. This covers referencing costs and the tenancy agreement.



# DELTA LODGE, 2 DELTA CLOSE, CHOBHAM GU24 8QH



## Energy Performance Certificate



2 Delta Close  
Chobham  
WOKING  
GU24 8QH

Dwelling type: Detached house  
Date of assessment: 19 March 2010  
Date of certificate: 23 March 2010  
Reference number: 9818-1099-6357-7840-0984  
Type of assessment: SAP, new dwelling  
Total floor area: 139 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	83	84
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>	82	83
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	105 kWh/m <sup>2</sup> per year	102 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£96 per year	£76 per year
Heating	£316 per year	£319 per year
Hot water	£128 per year	£128 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

**InVillages**  
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*"Specialist Estate Agents for Village Property  
& Country Homes"*

[www.invillages.com](http://www.invillages.com)

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