



InVillages
with SIMON BANCE

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36b High Street
Chobham, Surrey GU24 8AA

Centrally located just off Chobham High Street in a pretty courtyard setting, offering wonderful direct views over the cricket green and historic village church, is this charming modern 2 bedroom, cottage style home, built in 1994.

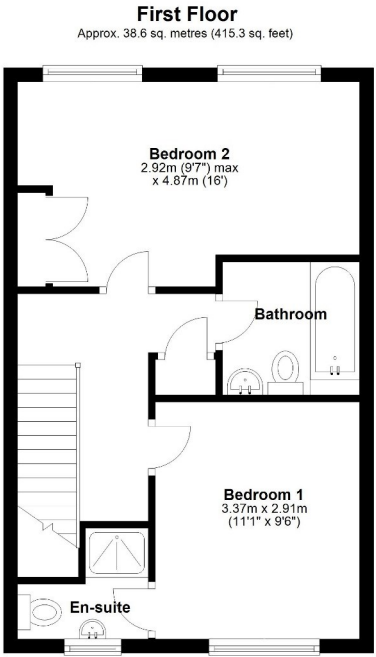
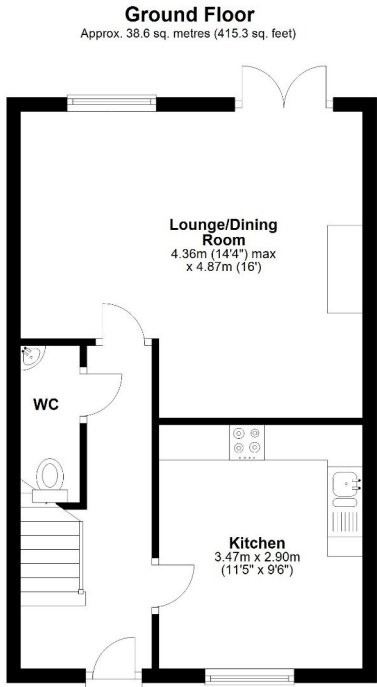
The accommodation briefly comprises reception hall, downstairs cloakroom/wc, fully fitted kitchen/ breakfast room with integrated appliances, garden aspect lounge/dining room with French doors and feature fireplace, first floor landing, master bedroom with far reaching views to rear over garden and village cricket green, further front aspect double bedroom with en-suite shower room, plus a separate family bathroom. The property is double glazed and warmed by gas central heating via radiators. Outside, there are 2 private parking spaces to the front in the courtyard, and delightful landscaped rear garden with terracing and lawn providing a tranquil open aspect over the village cricket green.

The property is ideally situated within immediate walking distance of main village amenities, shops, pubs and restaurants. There is also an abundant selection of scenic walks over nearby commonland.

Price Guide £525,000 Freehold



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.



Total area: approx. 77.2 sq. metres (830.6 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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