



InVillages
with SIMON BANCE

invillages.com

West Bay House
28 Mincing Lane, Chobham, Surrey GU24 8RX

Ideal, spacious detached family home, offering extensive accommodation including large open plan kitchen/diner, 4 bedrooms, 2 bathrooms & en-suite to master with fully equipped utility room, formal lounge and the added bonus of a study/play room, plus a generous conservatory with secure garden. Situated in the heart of the village within walking distance of the post office, local convenience store and numerous restaurants and pubs.

Downstairs accommodation offers:- entrance hall, formal lounge with open fireplace, study/playroom, family bathroom with separate shower, kitchen/diner with electric double oven, electric hob & extractor, built in dishwasher, American fridge/freezer with centre island, leading into large conservatory and utility room which has plenty of wall units, sink, washing machine and tumble dryer.

First floor:- Two very large double bedrooms, one with en-suite, one regular double and a single, plus family bathroom including extensive storage and cupboards in all the bedrooms.

Outside there is ample parking at the front including a double garage, set back from the road with plenty of screening and privacy. The established rear garden is a delightful feature of the property being secluded and well fenced with patio area, lawns and mature bushes and trees.

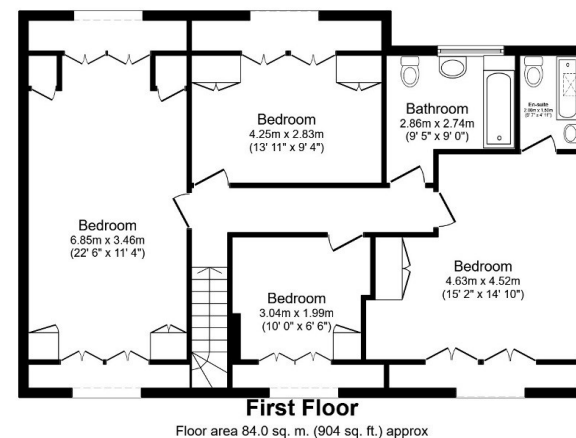
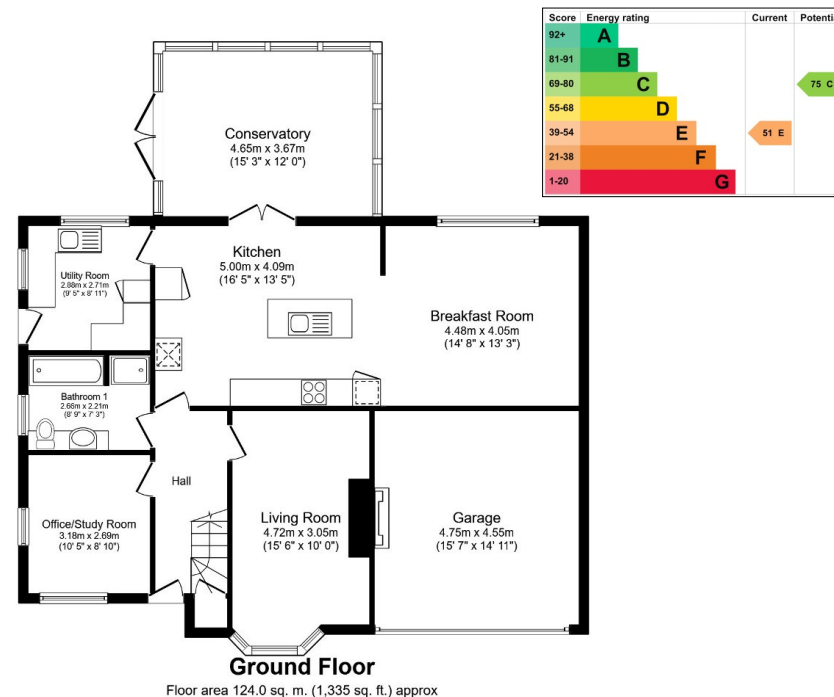
Price on Application - No onward chain

Council Tax: Band G - Surrey Heath Borough Council



VIEWING: By appointment only please through In Villages Estate Agents

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 floor area 208.0 sq. m. (2,239 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

InVillages
with SIMON BANCE

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

www.invillages.com

Telephone 01276 855788

38a High Street, Chobham GU24 8AA

Email: sales@invillages.com