



**InVillages**  
with SIMON BANCE

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**17 The Grange**  
Chobham, Surrey GU24 8NQ



A well maintained link detached retirement bungalow, peacefully situated at bottom of a cul-de-sac on this small, highly sought after development ideally situated close to the village centre, doctor's surgery and amenities. The property occupies a pleasant corner plot position with charming hard landscaped garden and benefits from a modern kitchen & shower room, conservatory, upgraded heating system, replacement double glazing and detached garage.

Entrance Hall, living room, modern fitted kitchen, 2 double bedrooms with built-in wardrobes, conservatory/garden room, shower room, gas central heating via radiators, replacement double glazing, driveway & detached garage to rear with access door from garden, private, sunny aspect paved rear garden backing with timber garden shed and pergola.

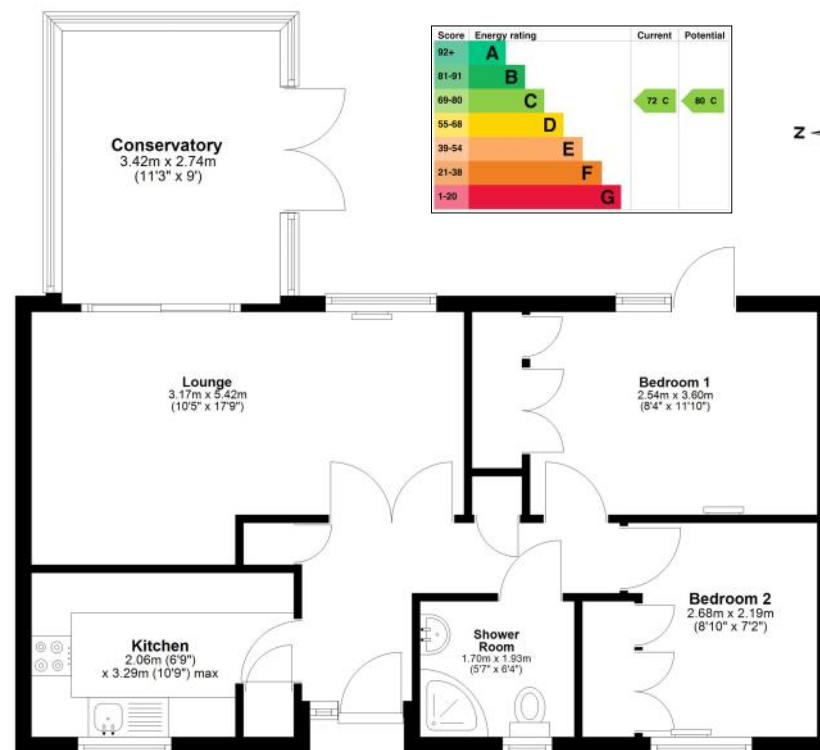
Annual Service Charge of £60 \* Council Tax Band E \* EPC Rating Band C

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.

**Ground Floor**  
Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 sq. feet)



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

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