



INCORPORATING  
**Waterford's**  
Residential Sales & Lettings

5 Bracken Way, Chobham, GU24 8PR

£600,000

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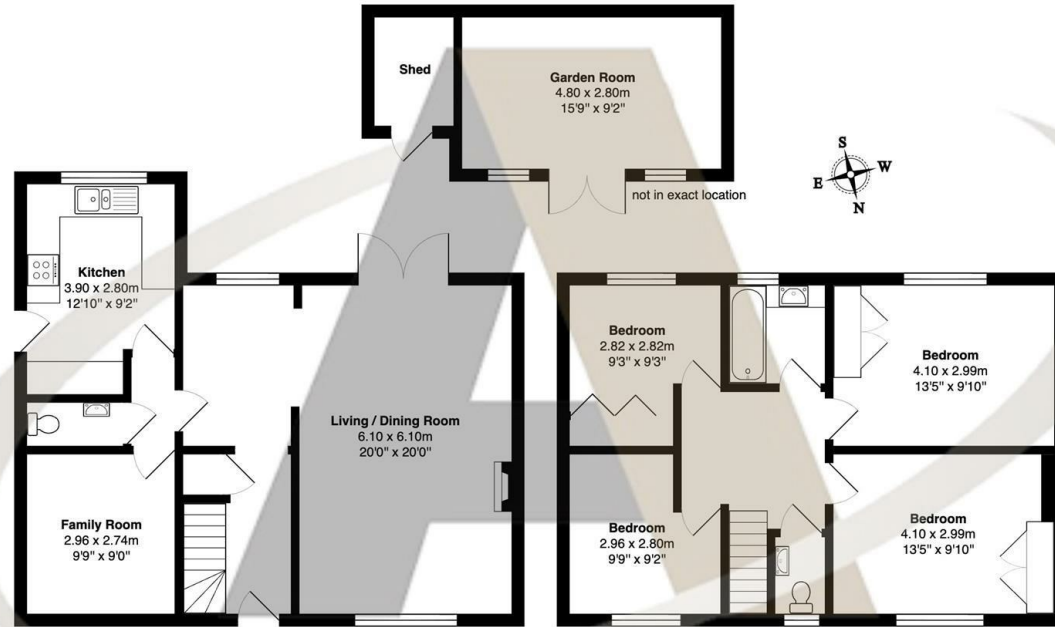
Nestled to the edge of this picturesque village of Chobham, is this immaculately presented spacious family home, having been extended to provide flexible accommodation. The open plan living, dining areas provide plenty of room, along with a further separate family room. The modern re-fitted kitchen, complete with ample surfaces, storage and appliances, is to the rear of the property with views over the garden. A further benefit to the ground floor is the modern downstairs cloakroom.

To the first floor are two generous double bedrooms with full-height built-in double wardrobes and two great-sized single bedrooms. The refitted family bathroom is fully tiled with a vanity sink unit incorporating storage below, a heated mirror, and a large family towel warmer.

The south-facing, rear landscaped garden has a great bistro patio area with garden lighting across the rear of the property, flower and shrub borders, a large summer house with light and power giving options for a home office or garden playroom with another side garden shed for storage. To the front is a newly laid driveway with parking space for 3/4 vehicles and a side access gate to the rear of the property.



# Floor Plan



Bracken Way, Chobham

Total Area: 131.7 m<sup>2</sup> ... 1418 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Features

- Prime Location: On the edge of Chobham Village with pubs, restaurants and shops
- Off Road Parking: For 3 to 4 Vehicles to the front of the property
- South Facing Landscaped Garden: Mainly laid to lawn with bistro patio area for dining
- Newly fitted Family Bathroom: Fully tiled, vanity unit, feature mirror & large towel radiator
- Extended Family Home: Offering open plan living, dining spaces & separate family room
- Spacious Four Bedrooms: Two double with fitted wardrobes
- A Modern Summer House: Having light, power and an additional garden shed attached

## Aspen Estate Agents incorporating Waterfords

32 High Street

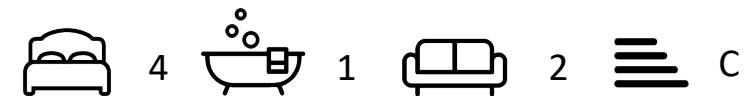
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Tenure - Freehold Council Tax Band - D

