



28 BROOM LANE WOKING, GU24 8RQ

£600,000
FREEHOLD

Nestled in the heart of the sought after village of Chobham, this charming three bedroom home presents a rare and exciting opportunity for buyers looking to create their ideal property. Offering fantastic scope to extend and modernise (subject to planning permission), the property is perfect for those with vision.

The accommodation currently comprises two well proportioned reception rooms, providing flexible living and entertaining space, alongside a fitted kitchen and three bedrooms set across the two floors.

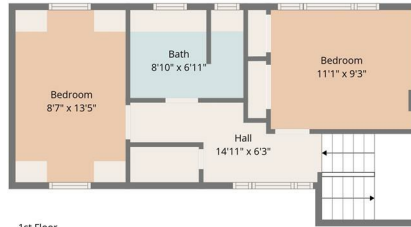
Externally, the property benefits from a private rear garden and off street parking to the front. Of particular note is the annex situated to the side of the property, offering excellent potential for guest accommodation, a home office, or further development.

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Ground Floor



1st Floor

Total: 1481 sq. ft
 Ground Floor: 1087 sq. Ft, 1st Floor: 394 sq. ft
 Excluded Areas: Shed: 55 sq. Ft, Fireplace: 10 sq. Ft, Low Ceiling: 41 sq. Ft,
 Walls: 166 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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