



**InVillages**

with SIMON BANCE

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5 The Grange  
Chobham, Surrey GU24 8NQ

## 5 THE GRANGE, CHOBHAM GU24 8NQ

A very well appointed detached retirement (over 55's) bungalow fully refurbished a few years ago, with double aspect living room, extended luxury modern kitchen/breakfast room, and small fully enclosed south-west rear garden, situated at the front of this highly sought-after development, close to the village centre and amenities.

\* Spacious open plan double aspect living/dining room \* extended & part vaulted modern fitted kitchen/breakfast room with integrated appliances \* master bedroom with built-in double wardrobe \* single bedroom 2 with built-in wardrobe \* luxury modern fitted shower room \* gas central heating via radiators \* replacement double glazing \* small private enclosed garden with side gate and personal door to **single garage** \* No Chain \*

Communal service charge: £60 per annum

**Price Guide £525,000 Freehold**



Services: Mains gas, electricity and drainage are connected.

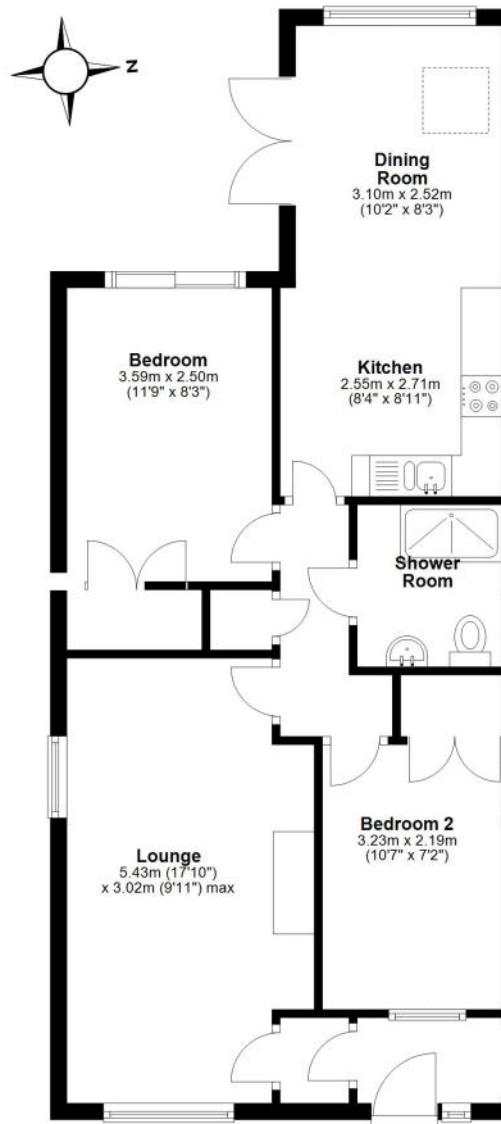
Gas fired central heating via radiators. Fully double glazed.

Council Tax: Band E - Surrey Heath Borough Council - EPC Rating - Band C

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. 60.9 sq. metres (656.0 sq. feet)



Total area: approx. 60.9 sq. metres (656.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		