



InVillages
with SIMON BANCE

invillages.com

7 Barnmead
Chobham, Surrey GU24 8PB

Providing a rare opportunity, this delightful detached bungalow, requiring cosmetic modernisation, is set at the bottom of a peaceful cul-de-sac close to village centre and amenities, with wonderful garden which includes 100ft frontage to the Bourne stream and Chobham Meadows as a perfect backdrop.

Accommodation briefly comprises entrance hall, cloakroom/wc, large open plan double aspect lounge/dining room, spacious conservatory/garden room, fitted kitchen/breakfast room, 2 double bedrooms, bathroom, replacement double glazing, gas fired central heating via radiators.

Outside is a front garden, driveway for 2-3 cars and detached single garage, gated access to the beautiful south facing rear garden with large lawn, patio area and screening provided by an array of mature shrubs, bushes and trees.

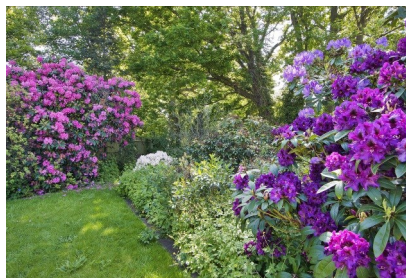
Price: Offers in excess of £650,000 Freehold



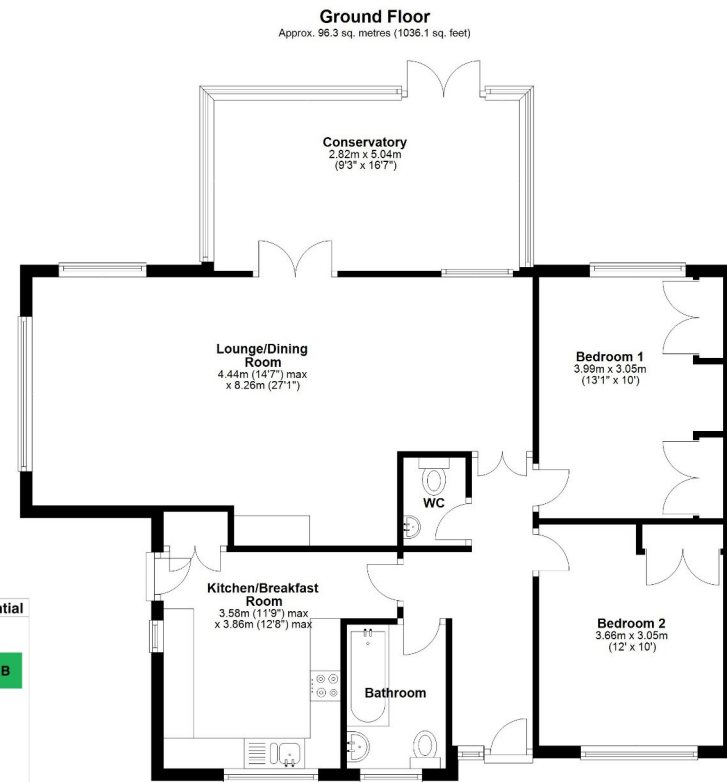
VIEWING: By appointment only please through In Villages Estate Agents

Telephone: 01276 855788 **sales@invillages.com**

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.

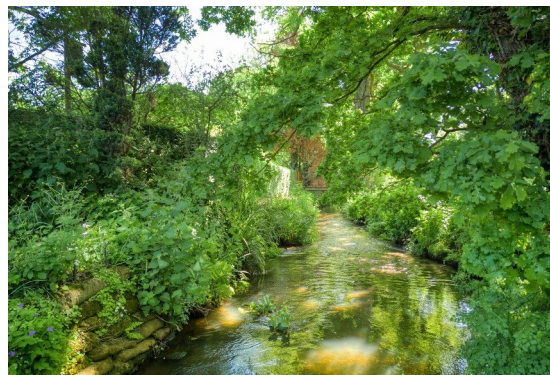


Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 96.3 sq. metres (1036.1 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. No guarantee of their operability can be given. Copyright 2021 Quick EPC Plan produced using PlanUp.



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"Specialist Estate Agents for Village Property & Country Homes"

www.invillages.com

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