


Seymours

# 36 Windsor Court Road
# Chobham, Woking, GU24 8LH

£260,000 Guide Price



## Property details

- 2 bedrooms
- 1 baths
- EPC Rating C
- 754 sq. ft
- Longcross 2.52 miles

Situated in the heart of Chobham village, this well-presented split-level maisonette, falls within easy reach of all local amenities.

Step inside, where you are greeted with a bright and airy dining room, and stairs leading to the first floor.

The kitchen is fitted with a range of eye and base level storage units, and various fitted appliances.

The spacious living room boasts fitted storage, and overlooks a communal green behind.

Upstairs, there are two double bedrooms, family bathroom and separate w/c.

Outside, at the entrance, a practical balcony area by the front door offers the perfect spot for a small table and chairs.

Residence parking is available on street.

Chobham has a charming village centre, a designated conservation area and boasts a wealth of local independent amenities.

Sports and leisure facilities are in abundance locally, including health and fitness clubs, spas, tennis, rugby, as well as riding schools and liveries.

Less than a mile south of Chobham is Chobham Golf Club, designed by Peter Aliss and Clive Clarke.

Commuter links are close by, with Woking Mainline Station serving Waterloo in approx. 26mins. Junctions for the M3, M4 and M25 are within a short drive.

**Location**
**Transport Links**
Longcross 2.52 miles
Sunningdale 2.92 miles
Woking 3.18 miles

**Schooling Facilities**
**Primary**
St Lawrence CofE (Aided) Primary School
Holy Trinity CofE Primary School
Beaufort Community Primary School

**Secondary**
Wishmore Cross Academy
Gordon's School
Woking High School

**Council tax band:** D
**Local authority:** Surrey Heath
**Tenure:** Leasehold

Viewings - by appointment only
01483 755222 / sales@seymours-horsell.co.uk








DINO
CLAWS



## Floorplan










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