



Green Lane | Chobham | Woking | GU24 8PH



Green Lane, Chobham, Woking, GU24 8PH

Occupying a peaceful position on the ever-popular Green Lane, just a short stroll from the heart of Chobham Village, this attractive semi-detached bungalow presents an excellent opportunity for buyers looking to enjoy village living in one of its most sought-after roads.

Offered to the market with no onward chain, the property has been lovingly maintained, offering comfortable accommodation from day one whilst also giving the next owner the opportunity to put their own stamp on it over time if desired.

The accommodation is well balanced and offers a surprisingly spacious and flexible layout. A generous sitting room overlooks the front of the property and provides a bright and welcoming reception space, whilst a separate dining room offers excellent versatility and could easily be utilised as a third bedroom, home office or additional reception room depending on a buyer's requirements. The kitchen is positioned to the rear with access to a useful utility room, providing excellent practicality for day-to-day living.

There are two comfortable double bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en suite shower room. The second bedroom is served by the family bathroom, making the property equally suited to downsizers, couples or those requiring guest accommodation.

Outside, the property continues to impress. A detached garage is complemented by a private driveway providing off-street parking, while the generous rear garden enjoys a good degree of privacy with established planting, a lawn and patio seating areas. It is a wonderful space to relax, entertain or simply enjoy the peaceful surroundings.

Green Lane is regarded as one of Chobham's most desirable residential roads, appreciated for its quiet setting whilst remaining within easy walking distance of the village centre, with its excellent selection of independent shops, cafés, restaurants and traditional pubs. The surrounding countryside, together with excellent road links to Woking, the M3 and M25, make this a superb location for a wide range of buyers.









Ground Building 1



Ground Building 2



Approximate total area⁽¹⁾
1096 ft²
101.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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