



Cedar Gardens | Chobham | Woking | GU24 8PG



Cedar Gardens, Chobham, Woking, GU24 8PG

Seymours are delighted to present this attractive four-bedroom modern family home, ideally positioned within the sought-after gated development of Cedar Gardens, just a short walk from the heart of Chobham Village.

Arranged over three floors, the property offers bright, well-balanced accommodation ideally suited to modern family living. The ground floor features a generous kitchen/dining room with plenty of space for a large dining table, alongside a separate living room with French doors opening directly onto the rear garden. There is also a downstairs cloakroom.

Three well-proportioned bedrooms are located on the first floor together with the family bathroom, while the top floor is dedicated to an impressive principal bedroom with excellent space, built-in storage and its own en-suite shower room.

Outside, the property enjoys a particularly private rear garden, predominantly laid to lawn with a patio area immediately adjoining the house, creating an ideal space for entertaining and family use.

To the front there is off-street parking together with a garage, while the gated setting adds to the sense of privacy and exclusivity.

Cedar Gardens is superbly positioned for Chobham Village, allowing easy access on foot to its excellent selection of independent shops, cafés, restaurants and popular pubs. Chobham Common is also close by, providing miles of open countryside and woodland walks, while the area is well placed for road links towards Woking, Guildford, the M3 and M25.

A spacious and well-presented family home combining modern accommodation, a private garden and a highly convenient position within walking distance of Chobham Village.



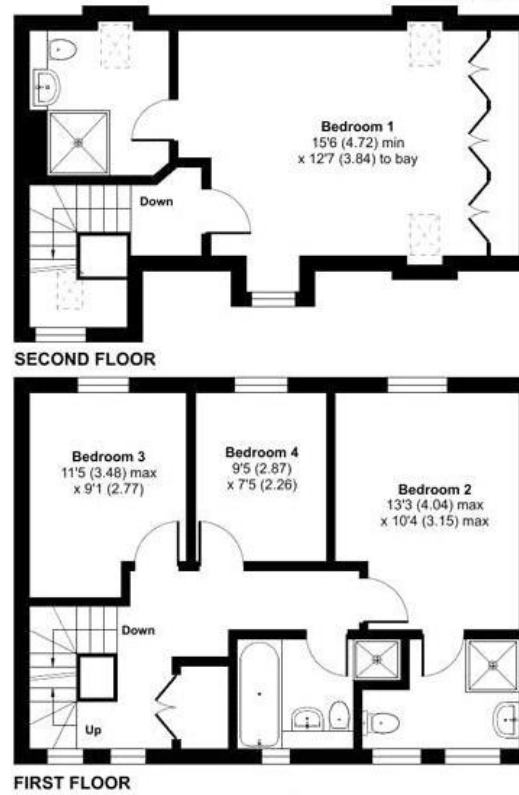




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Approximate Area = 1511 sq ft / 140.3 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1663 sq ft / 154.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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