



INCORPORATING  
**Waterford's**  
Residential Sales & Lettings

The Myrtles Windlesham Road, Chobham, GU24 8SN

£735,000



# The Myrtles Windlesham Road, Chobham, GU24 8SN

A modern deceptively large detached property located in this popular location offering woodland walks, close to Chobham village.

This spacious accommodation offers flexible rooms with the living room being open plan leading to the large family dining room with bi-folding doors opening onto the patio area. This extends across the rear of the property with al fresco patio dining, along with views over the landscaped rear garden. From the hallway is the kitchen/breakfast room with extensive roof light windows giving this room a bright and open feel with access to a separate utility room.

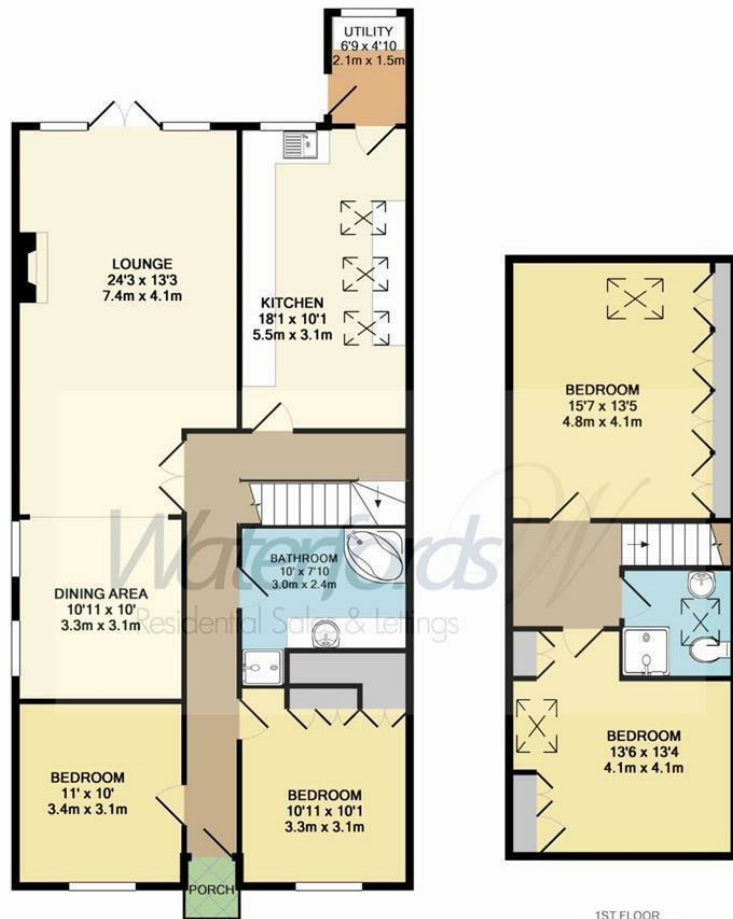
Further rooms on the ground floor with front aspect, are currently being used as a double bedroom and separate office. There is flexibility to use these two additional rooms as desired. Along the hallway is the newly fitted family bathroom with a free standing roll top bath and separate shower cubicle, along with a vanity fitted hand wash basin.

From the hallway to the 1st floor are two further very large double bedrooms with fully extensive fitted wardrobes and storage, to the centre of the 1st floor is the fitted shower room.

The property has a driveway to the front with parking for several cars and an inviting covered entrance porch. There is side access to the rear of the property and gardens with the patio space, steps leading to the lawns with mature hedging and tranquil open views to the fields behind.



## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 1084 SQ.FT.  
(100.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)

APPROX. USEABLE FLOORSPACE  
TOTAL APPROX. FLOOR AREA 1559 SQ.FT. (144.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Features

- Deceptively Spacious Detached Property
- Driveway Parking to the front
- Kitchen Breakfast Room with Roof Lights
- Separate Shower Room to 1st Floor
- Separate Utility Room
- Four Double Bedrooms
- Living Room and separate Family Dining area
- Newly fitted Family Bathroom
- Attractive Garden with open views over fields
- Quiet popular location in Chobham Village

## Aspen Estate Agents incorporating Waterfords

32 High Street

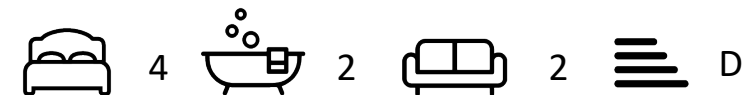
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Tenure - Freehold Council Tax Band - D



