



Haywards Corner, Dorking Road, Chilworth, Surrey.





Property Description

Guide Price: £275,000

This well-presented ground-floor maisonette features two bedrooms, the luxury of its own private entrance and front door, and an allocated parking space. The property enjoys a charming frontage and is ideally located in this sought-after village. The residence comprises a convenient entrance hall, a spacious living room, a contemporary kitchen, two good-sized bedrooms, and a well-appointed bathroom with a shower over the bath, all presented in excellent decorative order.

A short stroll leads to some of Surrey's most picturesque countryside, with views of St Martha's Church on The Downs visible from the development. The village has a well-stocked store and a village pub, The Percy Arms, as well as two excellent schools: Chilworth C of E and Tillingbourne Junior School. There are good transport links, the village being served by both Chilworth railway station and a regular bus services.

The county town of Guildford is approximately three miles away, with its quaint cobbled high street and riverside scenes, Guildford has an extensive range of shopping and leisure facilities including the Yvonne Arnaud theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. The mainline station at Guildford provides a fast and frequent service to London Waterloo, ensuring convenience for commuters. There is an excellent road network with the A3 providing easy access to London and the M25, and of course, both Heathrow and Gatwick airports are within easy reach.

Council tax band: C.

Tenure: Leasehold.


Service charge: £360 per annum.

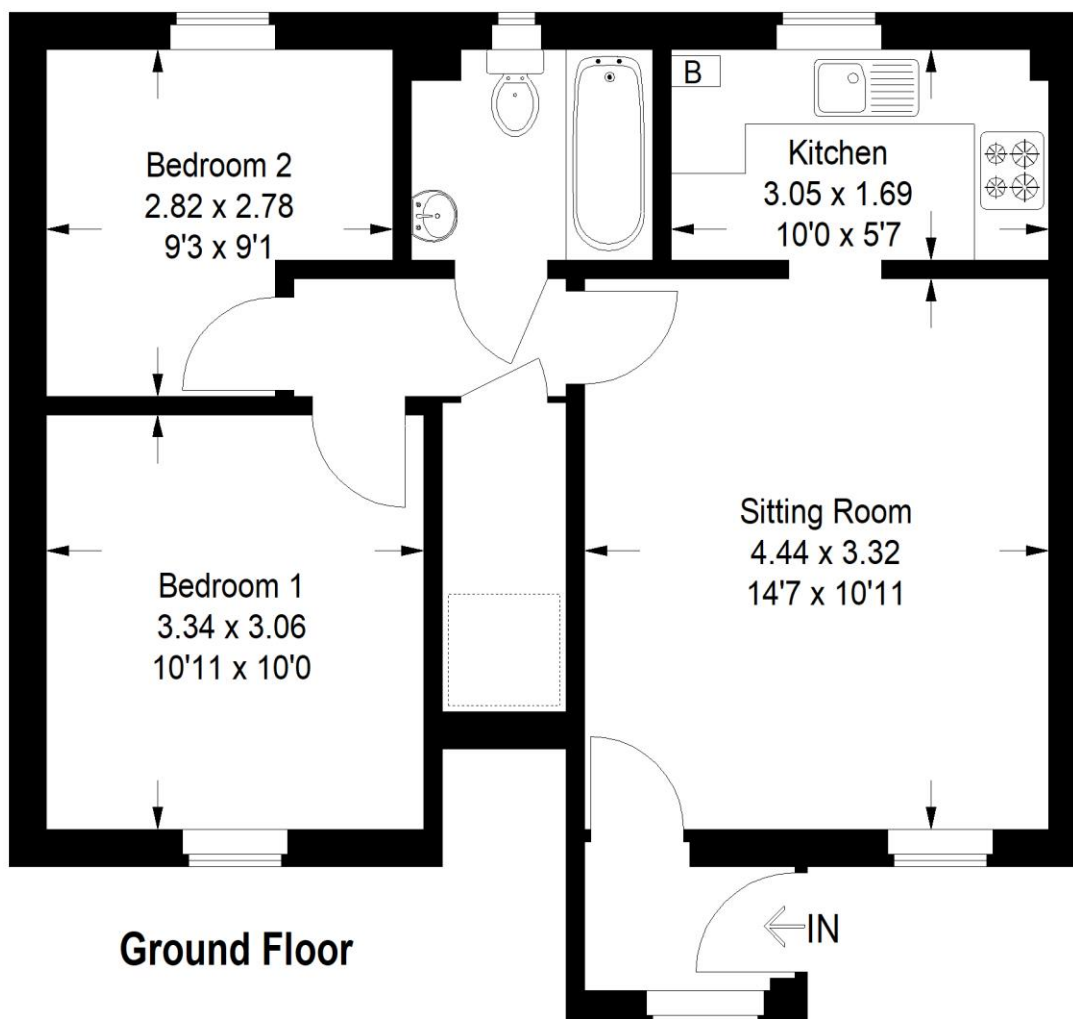
Ground rent: £46 pcm.

EPC rating: C



Haywards Corner, Chilworth

 = Reduced headroom below 1.5 m / 5'0



**APPROX. GROSS
INTERNAL FLOOR AREA
560 SQFT / 52.0 SQM**

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Ground Floor

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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation.

