



**InVillages**  
with SIMON BANCE

[invillages.com](http://invillages.com)

71 Windsor Road  
Chobham, Surrey GU24 8LD



Available immediately - Attractive, character, semi-detached spacious 2 bedroom cottage offering modern day living with a large kitchen/diner with the comfort of a cosy lounge and separate dining room.

Pretty lounge with feature fireplace and hearth, bay window and feature window, a separate dining room with understairs storage with large wall mirror, leading into a bright and airy kitchen/diner. Fitted with an assortment of cream gloss fronted eye and base level units, built in electric cooker, gas 4 ring hob and extractor fan, plus a free standing washing machine, tumble dryer and American style fridge/freezer. With plenty of room for a kitchen table the room has a side door and French doors leading to the patio and garden. Upstairs there is a master bedroom to the front of the property with a built in wardrobe with double hanging rails, access to the loft and two attractive windows, with a hallway leading to the second double bedroom and a well proportioned bathroom consisting of a white suite, bath with wall mounted shower attachment, sink and toilet, plus an airing cupboard with plenty of shelving. Recently installed double glazing, gas central heating and satellite dish.

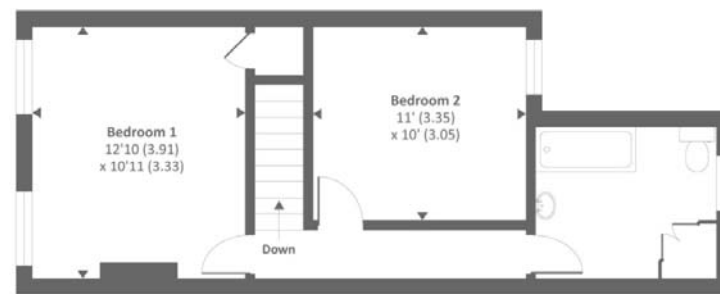
Outside there is off street parking for two cars on the private driveway with approximately 200ft private rear garden mainly laid to lawn, a large patio and built in brick BBQ and shed.

There is a one off administration charge of GBP 258 (including VAT) for this property, payable to the Agent. This covers referencing costs, check in and the creation of the tenancy agreement.

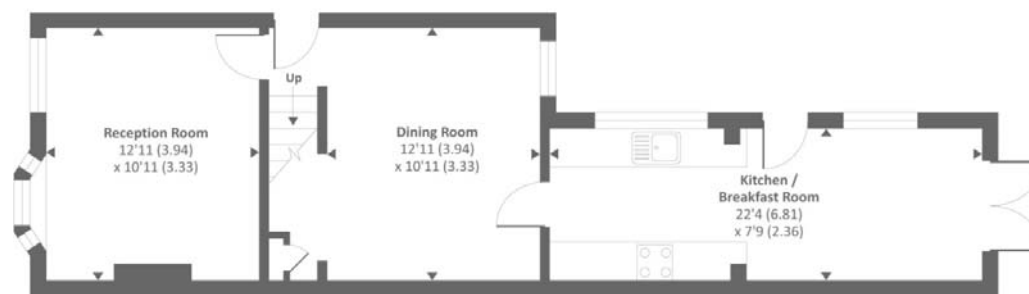
To Let: rental £1,500 per calendar month (fees apply)



**VIEWING:** By appointment only please through In Villages Estate Agents  
Telephone: 01276 855788 [lettings@invillages.com](mailto:lettings@invillages.com)

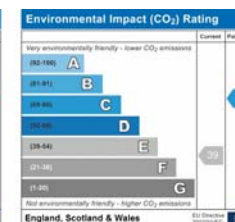
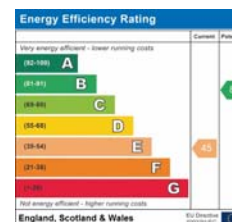


First floor



Ground floor

Approx. gross internal floor area 922 SQFT / 85.7 SQM  
Approx. gross external floor area 1111 SQFT / 103.2 SQM



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*“Specialist Estate Agents for Village Property  
& Country Homes”*

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